

**49/125 Pappas Way, Carrara, Qld 4211**

**Sold Townhouse**

Sunday, 22 October 2023

49/125 Pappas Way, Carrara, Qld 4211

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Chris Pittaway  
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**\$515,000**

Please note: This property's photos showcase virtual furnishings, which enhance its appeal, but will be different when viewing the property. Investors and 1st home buyers should take note because this is possibly Carrara's best buy!! Ideally located in a highly desirable gated community in the heart of Carrara, within walking distance to shops, public transport, all amenities and some fabulous local restaurants. This unique end townhouse, spread over two storeys, boasts the advantage of having only one neighbouring unit. Offering two bedrooms and a private courtyard backing to the park and pool area, as well as a covered carport with an additional designated parking space at the front of the property, it's the perfect entry point for first-time homebuyers looking to step into the real estate market or for savvy investors seeking an attractive rent potential of approximately \$515-\$545/week (Tenant currently paying \$400/week) and body corporate of approximately \$64/wk. A great townhouse featuring: \* 2 spacious bedrooms with built-in robes\* Main bathroom upstairs with separate downstairs toilet and laundry\* Open plan tiled living\* Fully enclosed private courtyard opening to park and pool area \* Single covered car accommodation plus a dedicated additional parking space at the front of the unit\* Secure gated complex, pet friendly subject to body corporate approval\* Landscaped Inground pool and BBQ area in complex\* Onsite manager\* Current tenant paying \$400 per week until June 2024 with potential of \$515-\$545/week\* Body corporate of approximately \$64/week including building insurance Ideally located within a stroll to shops, restaurants, amenities and public transport and quick access to the M1, Nerang rail and bus depot. Also close to the KDV Sports academy, the Emerald Lakes precinct and the Heritage Bank Stadium. Don't miss this one, make sure you get to one of the open homes!! Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and CLP Realty Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.