

# 77/1 Coelia Court, Carrara, Qld 4211

## Townhouse For Sale

Thursday, 9 May 2024

— [View on Map](#) Coastal

77/1 Coelia Court, Carrara, Qld 4211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 175 m2**

**Type: Townhouse**



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**\$750,000**

Welcome to townhouse 77 in the 'Carrara Gardens - Orchid Park' building complex - a property that feels as spacious as a house with your private court yard! Discover a fully functional floorplan that is rarely found with townhouse living. With a generous 159m<sup>2</sup> floor plan, this home easily accommodates both space for living and room for storage throughout. The freshly painted interior of this beautiful townhouse boasts a large open plan living and dining area with study nook and powder room, plus a well appointed kitchen that has plenty of bench space and cupboards. Upstairs you will find newly carpeted, three generously sized bedrooms complete with large built in robes. The main is with a mirrored built in robe and ensuite. Both additional rooms have built in robes and look out to greenery with no direct neighbours behind.

Features: \* Freshly painted throughout \* Brand new carpets \* Spacious kitchen overlooking outdoor greenery \* Air conditioned \* Downstairs powder room \* Two upstairs bathrooms \* Oversized main bedroom with mirrored built in robe \* Very spacious second and third bedrooms, both with built in robes \* Many storage cupboards throughout \* Great outdoor area with undercover entertaining \* Single lock up garage with one additional open car space \* Vacant possession Building Features: \* Swimming pool \* BBQ area \* Ample visitor parking The secure, gated complex has a proactive body corporate and has both a swimming pool and barbeque area, as well as a lot of visitor parking. Located in a terrific, central location and very close to all the amenities that Carrara and Nerang have to offer, including shopping, restaurants, and golfing facilities. Carrara is located between Nerang and Broadbeach Waters, south of the Nerang River, and this location is 10 minutes to the well known Carrara markets and the Heritage Bank stadium, not to mention with the billion dollar Emerald Lakes development very close by that has kilometres of walking tracks. A 15 minute drive in to Broadbeach with the shops, beach, casino, restaurants, cafes, clubs and bars at your fingertips. The Pacific Highway is accessed easily whether you are planning on heading South or North! Call Shaun Bourke today on 0404 649 537 to arrange your time to view this house and make it your next home! Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.