RE/MAX PROPERTY CENTRE

SALE



2/3208 Central Place, Carrara 4211

RE/MAX PROPERTY CENTRE













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RARE STREET-LEVEL ENTRY - EUROPEAN VILLAGE LIFESTYLE - 2 SIDE-BY-SIDE SECURE PARKING

Emerald Lakes combines the charm of a European-inspired village with outstanding convenience. Residents enjoy an exceptional selection of cafes, restaurants, a medical centre, dentist, Emanuel College, more than 11 kilometres of picturesque lakefront walking and cycling trails, landscaped parklands, children's playgrounds, and the renowned Emerald Lakes Golf Course. You're also just minutes from Metricon Stadium, the M1, Nerang Train Station and major shopping centres.

Property Features:
- Spacious 140m2 residence with rare direct street-level access.
- Light-filled open plan living and dining flowing seamlessly to the north-facing entertainer's balcony.
- Stylish kitchen with stone benchtops, gas cooktop and ample storage.
- Large, covered balcony overlooking tranquil tropical surrounds.
- Two generous bedrooms, including a master suite with walk-in robe and ensuite.
- Two beautifully appointed bathrooms.
- Separate laundry.
- Air conditioning and ceiling fans throughout.
- Side-by-side secure parking for two vehicles.
- Private lock-up storage room plus additional storage cupboards.
- Resort-style swimming pool and BBQ entertaining area.

Vacant and ready for immediate possession, this is your opportunity to secure a spacious home in one of the Gold Coast's most sought-after lifestyle communities. Move straight in and start enjoying everything Emerald Lakes Village has to offer.

2 Bed | 2 Bath | 2 Car

Sale: Offers over $895,000

Unit size: 140m2*
Floor: Ground
Total Units in Building: 8
Year Built: 2004*

Aspect: East

Pet Friendly: Yes with Body Corp Approval

Rates: Approx $1,172.42 per 6 months*
Water: Approx $445.31 per quarter*
Body Corporate: Approx $174.84 per week*

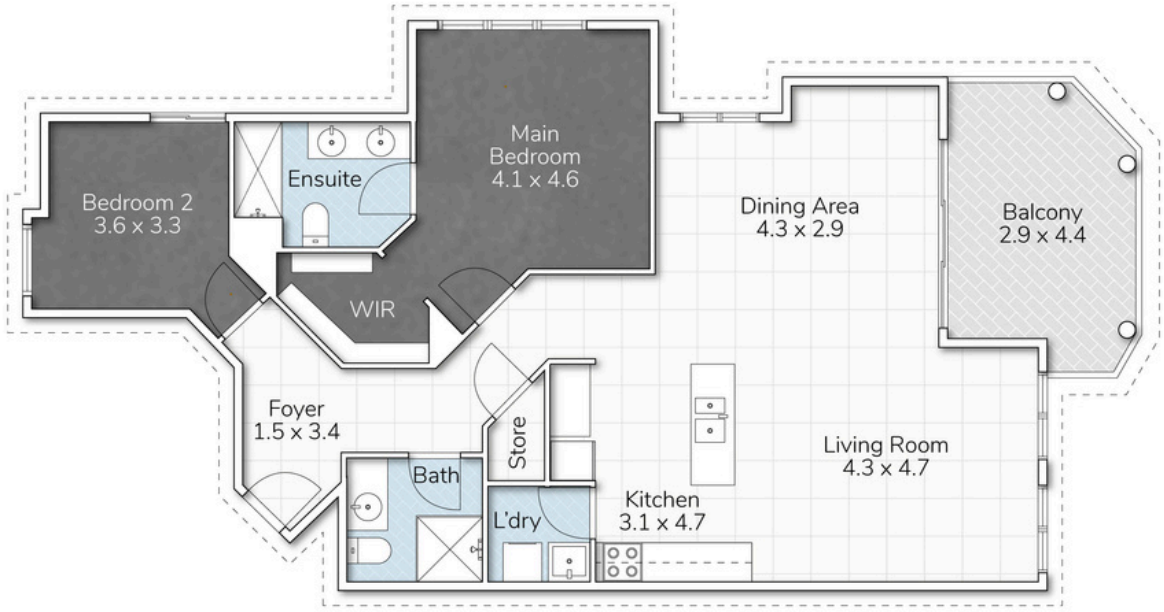
Sinking Fund Balance - $932,041.96*
Refer to Seller Disclosure Statement.

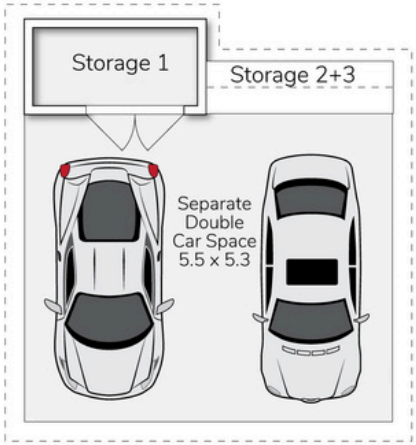
Rental Appraisal: Approx $830 to $890 per week*

Scan the QR Code for additional information on the property.

*All information contained is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested parties should rely on their own enquiries.

Shop 17, 15 Victoria Avenue, Broadbeach Qld 4218 | PH: (07) 5629 7735





2/3208 CENTRAL PLACE, CARRARA

2 Bed 2 Bath 2 Car

Internal 94m² | External 46m² | Total 140m²

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.

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