



3004 The Boulevard Carrara, QLD

3 2 2

Premier Emerald Lakes Waterfront

The Quay North estate is home to the most tightly held real estate within the whole of Emerald Lakes. There are just fifteen north facing waterfront homes and when one does come on the market there is always a rush to secure it. This is your opportunity purchase one of the finest homes within this highly regarded lifestyle location.

- * Stunning new kitchen with stone benches, 900mm oven and gas cooktop
- * Open plan living with stunning water, park and skyline views.
- * Low maintenance courtyard with al-fresco dining with sun blinds
- * Huge second living upstairs with balcony
- * Expansive master suite
- * Two bathrooms plus powder room
- * Double lock-up garage plus golf buggy space
- * Solar panels
- * Ducted Air
- * Security screens throughout
- * Resort pool and BBQ facilities

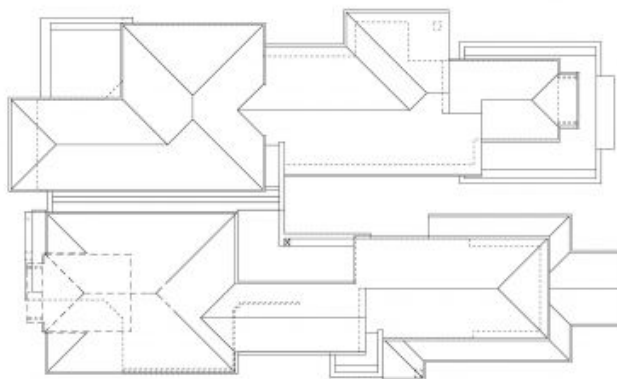
This perfectly presented property will not last so book your inspection now to avoid disap...

Price: Offers Over \$1,550,000
Council Rates: \$1,960.00/year (approx)
Water Rates: \$250.00 p/q
Strata Rates: \$611.00/month (approx)



Scott Campbell

0400 768 805



LOFT FLOOR PLAN

LOT: 3005.

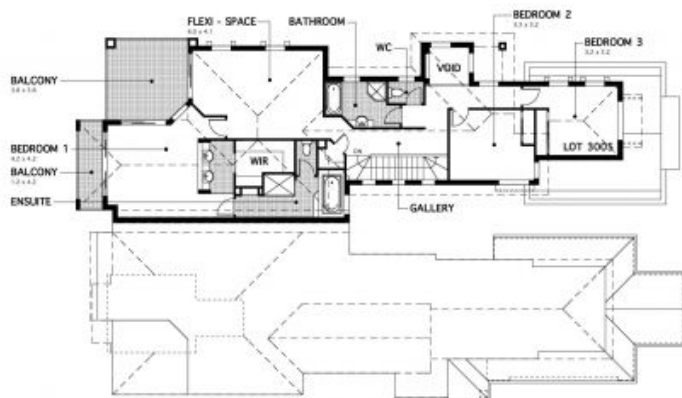
■ DENOTES TILED AREAS

NOTE:
THIS PLAN SHOWS GROSS FLOOR AREAS ONLY.
ALL AREAS & DIMENSIONS SHOWN ARE
APPROXIMATE ONLY & ARE SUBJECT TO
FINAL SURVEY & COUNCIL APPROVAL.

NISAN
GOLD SEAL HOMES

Developed by Nisan Pty Ltd. A.C.N. 611 090 903

'THE QUAYS'
LOTS: 3004 & 3005.
DATE: NOV. 2004.



FIRST FLOOR PLAN

LOT: 3005.

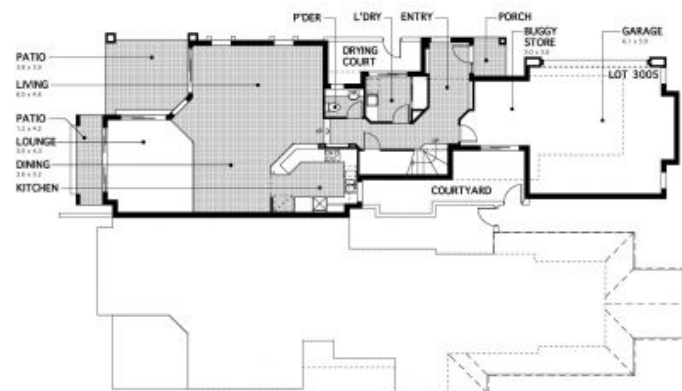
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GROUND FLOOR PLAN

LOT: 3005.

AREA SCHEDULE

LOT 3005	
GROSS FLOOR AREA	115.200
CARPARK	45.0
CORRIDOR	2.0
COMMON AREAS	14.0
NET FLOOR AREA	140.0
BALCONY	14.000
TOTAL AREA	140.000

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