



3045/3029 The Boulevard Carrara, QLD

2 2 2

### French Quarter Living

Bella Vue Building two bed, two bath, two car apartment in the heart of Emerald Lakes!

This gorgeous apartment is found on the 4th floor of the Bella Vue Building in the centre of Emerald Lakes, overlooking the French Quarter courtyard. It's the European dream in your own backyard!

This apartment features

- Main bedroom with a walk in wardrobe to ensuite.
- Huge balcony with plenty of room for your ideal set up which can be enclosed with shutters.
- A good kitchen with lots of storage.
- Separate laundry.
- Access to pool, gym and BBQ.
- Parking for two cars plus storage cage
- Currently tenanted until January 2025

**Inspect:**

**Price:** \$849,000  
**Council Rates:** \$2,000.00/year (approx)  
**Water Rates:** \$500.00/year (approx)  
**Strata Rates:** \$7,692.00/year (approx)



**Scott Campbell**

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**NOTE:**  
This Floor Plan shows gross floor areas only. All areas and dimensions shown are approximate only and subject to final survey and council approval.

▒ Denotes tiled areas, Refer Selection Schedule



UNIT 3421

AREA SCHEDULE	
GROUND FLOOR LIVING	103m <sup>2</sup>
BALCONY	23m <sup>2</sup>
<b>TOTAL AREA</b>	<b>126m<sup>2</sup></b>



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EMERALD LAKES STAGE 4B | UNIT 3421

N/S | Dec 07 | Contract Plan | 20-05-A-1081