



2031/3029 The Boulevard Carrara, QLD



Three Bedroom in The French Quarter

Situated in the gorgeous French Quarter building Maison Emerald Lakes, this corner apartment has all the right ingredients, size, north facing corner position, water and skyline views but it is ready for a refresh that will transform an already good unit into something special.

The northerly aspect and corner position of the apartment brings in natural light and fresh breezes to all rooms. The design is house like with the second and third bedrooms down a hall, separated from the living.

- 3 bedrooms, main with ensuite and walk-in-robe
- Corner position with windows on three sides
- Open plan design with northerly aspect
- A perfect platform to create a stunning apartment with just a refresh
- Miele appliances
- Parking for 2 cars side by side plus storage cage.
- Pool, gym and BBQ facilities

Price: \$895,000
Council Rates: \$2,000.00/year (approx)
Water Rates: \$1,000.00/year (approx)
Strata Rates: \$9,962.00/year (approx)



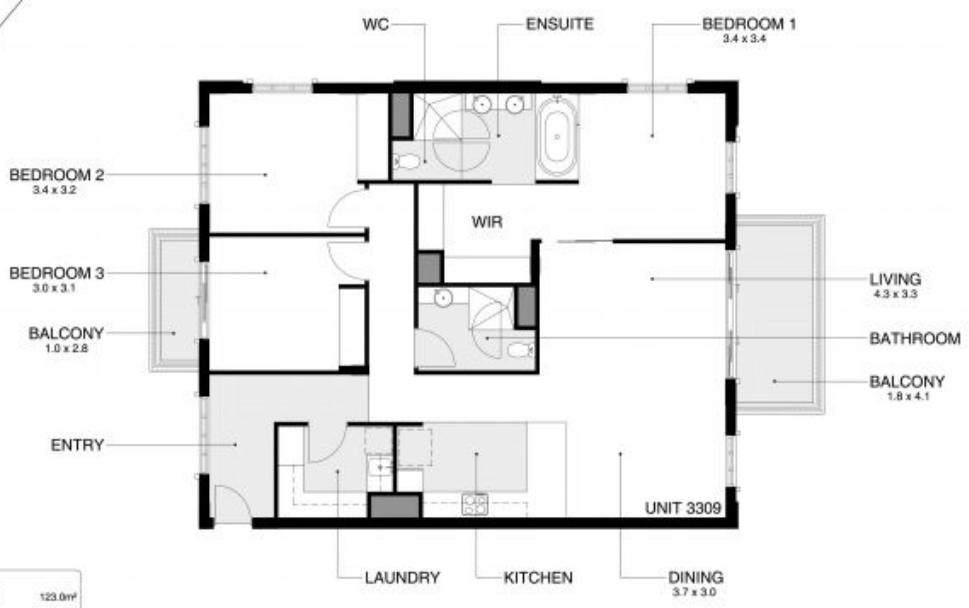
Scott Campbell

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

■ Denotes tiled areas.
Refer Selection Schedule



UNIT 3309

AREA SCHEDULE	
GROUND FLOOR LIVING	123.0m ²
BALCONY	13.0m ²
TOTAL AREA	136.0m ²



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