



22/3031 The Boulevard Carrara, QLD



Lovely Emerald Lakes Townhouse

The current owners have outgrown their stunning townhouse in Emerald Lakes opening the door to the next lucky owner. This lovingly maintained property has been the perfect first home with its practical floor plan, low maintenance features and ideal central location.

Price: Sold \$787,500
Council Rates: \$2,200.00/year (approx)
Water Rates: \$250.00 p/q
Strata Rates: \$3,827.00/year (approx)



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<https://www.stonerealestate.com.au/8760194>



Ground Floor



Level 1



Level 2

THE RESIDENCES
EMERALD LAKES

Floor plans
Villa Type: D
*2 Bedroom + Study,
2 Bathroom + Powder*

Villa Numbers	Internal Area	External Area	Total Area
7518*, 7522*, 7524, 7530, 7538*, 7542*, 7549	136	9	145

*Minor reverse



NOT TO SCALE

Plans indicative only. Areas and dimensions subject to survey. Urban Construct does not warrant their accuracy. Purchasers should make their own enquiries. Proposed use subject to change without notice. Proposed design features and inclusions indicative only. Final project may differ from that described. 02/20/2020