



4037/3027 The Boulevard, Carrara

2 2 2

### Quality Apartment Living

\*\*\*If attending the open home, please meet at the top of the stairs located near the statue of David and call Jarrod Carmichael on 0481 810 447 for access\*\*\*

WOW: Stylish modern two bedroom apartment in vibrant Emerald Lakes, perfect for the professional or investor. Boasting beautiful Broadbeach & lakeside views, within a stunning precinct of restaurants, cafes, boutique shops, schools and golf course.

Top floor apartment with security for peace of mind  
Two generous sized bedrooms, main has ensuite and access to balcony with views  
Stylish galley style kitchen with stone benchtops, dishwasher and gas cooking  
Open plan living and dining with air conditioning  
Beautiful modern bathroom  
Hills hub home networking system  
Two allocated side by side security parking car spaces with 2x storage cages

Inspection is sure to delight!

#### About Emerald Lakes

Emerald Lakes is synonymous with prestige Gold Coast living, offering an unmatched resort lifestyle and European-inspired village ambience, with lakeside cafes, boutique shops and restaurants. There is also a weekly Twilight Food & Craft Markets in the Village Centre.

Surrounded by a picturesque tidal lake and acres of parks with eleven kilometres of walking tracks, this is a truly wonderful lifestyle setting that must be experienced.

Ideally located with the highly respected Emmanuel College and Emerald Lakes Golf Club, only a short walk away. A ten minute drive will have you in Broadbeach or one of the major shopping centres at Pacific Fair or Robina Town Centre.

**\$489,000**

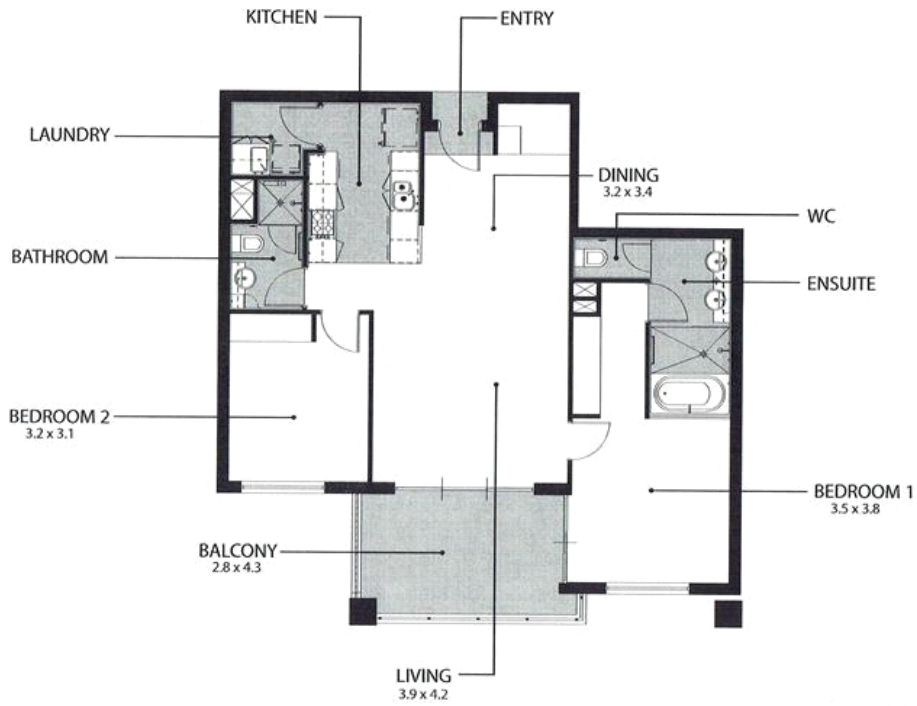
ID# 11463121619

**Open for Inspection**

Sun 24 Sep, 10:00am - 10:30am



**Rachel Ryan**  
0433 774 501



**LOT 4037**

AREA SCHEDULE	
FLOOR LIVING	90 m <sup>2</sup>
BALCONY	12 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>102 m<sup>2</sup></b>

**TOWN CENTRE APARTMENTS**

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

