



4007/3027 The Boulevard, Carrara

### Executive Upmarket Secure Living

Leave the car at home, during the Commonwealth Games and walk to Metricon Stadium from this fabulous apartment.

Quietly set within The Town Centre at Emerald Lakes, single level apartment is ideal for the single purchaser, couple or investor. Situated on the ground floor with external access and large outdoor entertaining area.

This quality apartment offers plenty of light and space both inside and out - you will just love the easy care lifestyle that this apartment affords.

Surrounded by local shops, cafes, restaurants, tennis club and Emerald Golf Course. Every Thursday pop down to the quality farmers markets with fresh fruit and vegetables straight from the grower; fresh seafood and much more.

Within walking distance to Metricon Stadium which is the main stadium for 2018 Commonwealth Games, Approx 10\* minutes' drive to one of the largest shopping centres Pacific Fair, and world-famous Surfers Paradise beach.

Perfect if you're looking for either a quality home to live in or you're looking to add to your investment portfolio – expected rent return is \$410 - \$420 per week. Maybe you would like to take advantage of the Airbnb market. This quality property offers a multitude of options.

- \* One bedroom apartment situated on the ground floor
- \* Galley style kitchen with stainless steel appliances, caesarstone benchtops and plenty of storage space
- \* Spacious open plan living and dining with air conditioning
- \* Covered courtyard with views of surfers Paradise to Broadbeach skyline
- \* Hills hub home networking system
- \* Separate laundry
- \* Double gated security parking
- \* Superbly crafted apartment with high end finishes
- \* Pet friendly (on approval)

Potential rent return of \$415 per week (est)  
Gross yield 5.69%

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

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**\$369,000**

ID# 11463121667

**Open for Inspection**

Sun 18 Feb, 12:00pm - 12:30pm



**Jarrod Carmichael**  
0481 810 447

