



1/151 Pappas Way, Carrara

## CHARMING 3BDRM TOWNHOUSE / INCREDIBLE PARKSIDE LOCATION

Highly sought after boutique complex of 14 dwellings positioned in an unbeatable park side location just walking distance to, shops, the chemist and a great selection of local cafes and restaurants. This spacious townhouse is the perfect blank canvass for those buyers looking to add their own flare and creativity to a property. We welcome you to attend the open home and encourage you to act quickly to avoid any potential disappointment!




This Property Also Includes;

Three bedrooms with built in robes, fans and split system air-conditioning provided

Master bedroom featuring a private Juliet Balcony

Incredibly spacious open plan living scheme, air conditioned for added comfort year round

Renovated kitchen featuring beautiful Cesar stone benches, quality

3  1  2 

**FOR SALE**

Offers Over \$800,000

**VIEW**

Sat 4th Jul @ 11:00AM - 11:30AM

**AGENTS**

Michael Folkard  
0402 656 246  
michael@ljhgc.com.au

**AGENCY**

LJ Hooker Nerang  
(07) 5581 4422

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

SS appliances and dishwasher

Solar power system installed to help reduce the power bills

Currently tenanted until the 7th of March 2027, tenants paying \$665.  
Current rent appraisal of approximately \$770 - \$795 per week for the investors

Paved alfresco area at the front of the townhouse, a beautiful spot for you to enjoy your morning coffee

Fully fenced yard for your children and pets to enjoy

Pet friendly complex subject to body corporate approval

Single lock up garage with an additional uncovered allocated parking space provided

Plenty of visitor parking for your guests

Separate downstairs powder room and laundry for added convenience

- way main bathroom upstairs with shower / bathtub combination provided

Situated within walking distance to the Carrara Gardens Shops and the local bus stop. Quick access to the M1 and Nerang Train Station provided for those needing to commute for work. Please contact Michael Folkard from LJ Hooker Gold Coast to register your interest today!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

## MORE DETAILS

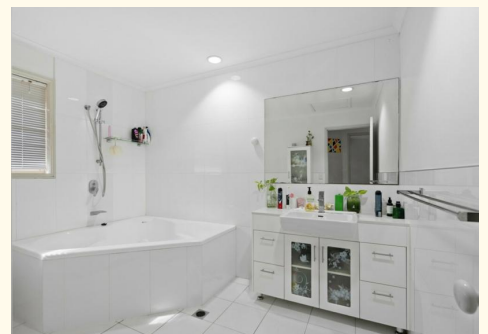
Property ID	5J49F41
Property Type	Townhouse
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

**Michael Folkard 0402 656 246**

Sales Specialist | L.R.E.A. | Independent Contractor |  
michael@ljhgc.com.au

**LJ Hooker Nerang (07) 5581 4422**

2-4 New Street, NERANG QLD 4211  
nerang.ljhooker.com.au | nerang@ljhgc.com.au





1/151 PAPPAS WAY, CARRARA



Internal: 135m<sup>2</sup> | External: 8m<sup>2</sup> | Total: 143m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

