




13/125 Pappas Way, Carrara

2  1  2 

INCREDIBLE INVESTMENT OPPORTUNITY / SECURELY GATED RESORT STYLE ESTATE

FOR SALE
Offers Over \$669,000

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

AGENCY
LJ Hooker Nerang
(07) 5581 4422

Well-appointed two-bedroom end townhouse situated in one of Carrara's most desirable complexes. Securely gated estate featuring an oasis themed sparkling in ground swimming pool to help you cool off during the hot summer months. Pet friendly complex subject to body corporate approval. Please be quick to register your interest to avoid any potential disappointment!

This Property Also Includes;

- Very reasonable body corporate fee of approximately \$69 per week
- An attractive rental return potential of approximately \$630 - \$650 per week for the investors
- Sparkling in ground swimming pool situated within the gated grounds to use at your leisure
- Single carport accommodation plus an additional uncovered parking spot next to the carport
- Plenty of visitor parking throughout the complex for your guests to use
- Security gated complex with onsite manager in place

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**

- Enclosed rear courtyard with a beautiful entertaining deck
- Two good size bedrooms upstairs with fans and built in robes provided and air conditioning to the master bedroom
- Main bathroom upstairs with an additional separate toilet downstairs for added convenience
- Open plan air-conditioned living scheme with low maintenance timber look flooring installed throughout
- Functional kitchen featuring a stand-alone SS cooker with dishwasher also provided
- Separate laundry area with direct access to the rear of the property

Situated in the highly desirable suburb of Carrara within minutes of the Commonwealth Games Sporting Precinct, People First Stadium, the M1, Nerang Train Station and the world renown Pacific Fair Shopping Centre. To register your interest please contact Michael Folkard.

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	5H55F41
Property Type	Townhouse
Including	Air Conditioning
	Pool
	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





13/125 PAPPAS WAY, NERANG



Internal: 70m² | External: 21m² | Carparks: 28m² | Total: 119m²

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.

