

# Carrara, 17/15 Ancona Street

# Comfort, Convenience and Value!!

This spacious, comfortable townhouse in the heart of Carrara offers a unique split-level design, setting it apart from your standard townhouse layouts.

Spread over two spacious levels, it features three generous bedrooms (main with private balcony and split system air-conditioning), two bathrooms plus powder room, and a secure single lock-up garage plus additional parking space at the front.

What truly sets this townhouse apart is the spacious light-filled open plan living on the lower level, featuring high ceilings and plenty of space to entertain. Enjoy seamless indooroutdoor flow with direct access to the pool area, perfect for relaxed living and entertaining year-round.

## **Property Features:**

Upper Level



For Sale

Offers Over \$699,000

### **View**

By Appointment

#### Contact

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LJ Hooker Nerang

(07) 5581 4422

- \* 3 generous bedrooms, all with ceiling fans and built-in wardrobes
- \* Master bedroom with ensuite, private balcony, and split system air-conditioning
- \* Main bathroom with bathtub
- \* Single lock-up garage + additional parking space

#### Lower Level

- \* Stylish kitchen with stone benchtops, dishwasher, and plenty of space for entertaining
- \* Open-plan living and dining area flowing to the outdoor entertaining space
- \* Direct access to the pool area via private gate
- \* Separate laundry
- \* Powder room with toilet
- \* Extra storage under the stairs

This townhouse delivers effortless low-maintenance living in a prime Carrara location close to shops, restaurants, public transport, Emmanuel College, Bunnings, EMF Performance & Recovery Centre, the M1 and all local amenities and only a short drive to Heritage Bank Stadium, KDV Sports Precinct, resort golf courses and a major rail and bus transport hub. Not far to Pacific Fair, Robina Town Centre and all the golden beaches of the Gold Coast.

A property that offers comfort, convenience, and value —all in one tidy package...an opportunity not to be missed!!

#### Financials:

- \* Body Corp- Approx \$112 per week incl. on time payment discount
- \* Council Rates- Approx \$2,300 Annually
- \* Waters Rates- Approx \$1,050 Annually

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# **More About this Property**

Property ID	5H3YF41
Property Type	Townhouse
House Size	114 m2
Land Area	139 m2
Including	Ensuite Toilets (3) Pool Outdoor Entertaining Built-in-Robes

# Chris Pittaway 0410 229 244

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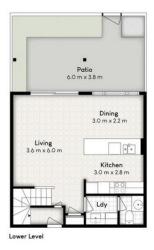








# LJ Hooker





## 17/15 ANCONA STREET, CARRARA





