



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 indoor-outdoor flow with direct access to the pool area, perfect for relaxed living and entertaining year-round.

Property Features:

Upper Level



Disclaimer: 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.

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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

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 CLP Realty 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.



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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

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17/15 ANCONA STREET, CARRARA

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Internal: 114m² | External: 25m² | Total: 139m²

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.

