



## Carrara, 3/1-3 Paul Court

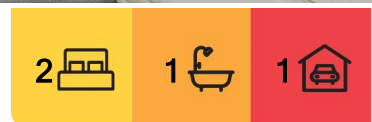
### Single-Level Carrara Villa...Low Body Corporate!!

A fabulous single-level end villa located in a small boutique, pet friendly complex with low body corporate fees of only \$35/Wk. Immaculately presented, this villa is ideal for first home buyers, those looking to downsize or for the astute investor. This well presented, open plan design offers unbeatable value and convenience. Perfect for those wanting low maintenance living, featuring:

- \* 2 Bedrooms | 1 Bathroom | Single Lock-Up Garage
- \* Easy-care single-level layout —ideal for all ages
- \* End villa with only one neighbour
- \* Neat and tidy interiors, move-in ready
- \* Two generous bedrooms with built-in wardrobes
- \* Light-filled living and dining areas with split system air conditioning.
- \* Functional kitchen with ample storage
- \* Private courtyard —perfect for relaxing



**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.



**For Sale**  
Offers Over \$629,000

**View**  
[ljhooker.com.au/5GSJF41](http://ljhooker.com.au/5GSJF41)

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

- \* Secure single lock-up garage with internal access
- \* Solar hot water system to help save on those power bills
- \* Low body corporate fees \$35 P/W
- \* Council Rates \$1,791 P/A
- \* Waters Rates approx \$1,692 P/A depending on water usage.
- \* Rental estimate of \$640 P/W

Set in a peaceful and well-maintained boutique complex of 10, this villa 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.

This is the kind of property that offers comfort, convenience, and value —all in one tidy package. A great opportunity not to be missed!!

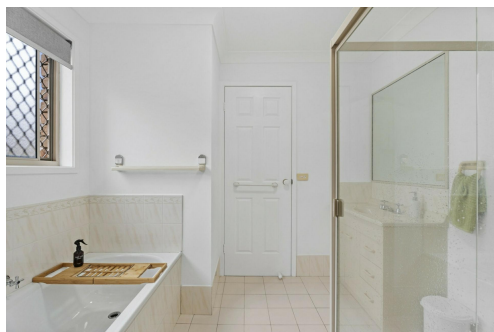
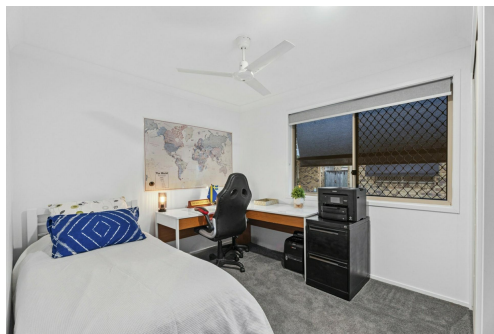
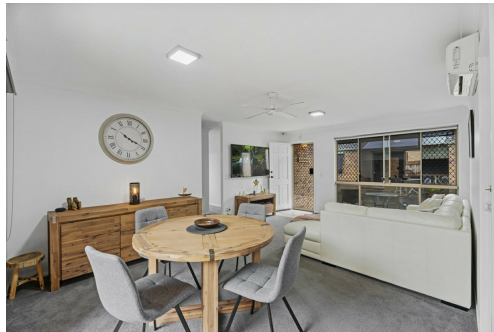
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## More About this Property

Property ID	5GSJF41
Property Type	Townhouse
Including	Built-in-Robes

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3/1-3 PAUL COURT, CARRARA

 2  1  1

Internal: 88m<sup>2</sup> | External: 10m<sup>2</sup> | Total: 98m<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.

