



Carrara, 3/59 Paddington Drive

UNDER CONTRACT

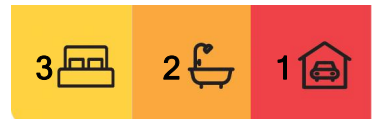
In a small block of 4, this delightful duplex style townhouse is positioned within a small complex with reasonable body corporate fees. It is ideally situated just metres to shops, doctor, chemist, cafes, restaurants and public transport.

Private, spacious and open plan in design the floorplan is spread over two levels. Downstairs offers a bedroom, bathroom, kitchen, open plan living/dining, separate laundry, covered outdoor entertaining area and front porch. Upstairs offers 2 bedrooms and the main bathroom.

- * 3 good-sized bedrooms
- * 2 bathrooms
- * Open plan living & dining
- * Separate laundry
- * Split system air conditioning



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
Please Call

View
ljhooker.com.au/5GVFF41

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LJ Hooker Nerang
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- * Single auto lock up garage plus a driveway park
- * Plenty of storage space
- * Private with no rear neighbour
- * Covered outdoor entertaining area and front porch
- * Move in ready but with scope to add value and make this your own
- * Separate water meter
- * Reasonable body corporate fees of approximately \$63.50 a week
- * Council rates approximately \$1,300 per 6 months
- * Water rates approximately \$435 per 3 months depending on usage

Currently tenanted for \$650 a week to great tenants, which would prove to be an excellent investment, should you wish to go that way.

Minutes to Emmanual College, Emerald Lakes Village which is full of cafes, amenities and walking tracks, resort golf courses, shops, People First Stadium, public transport, parks and the M1.

Only a short drive to the beaches, the hinterland and major shopping centres like Pacific Fair and Robina Town Centre. Approximately 45 minutes to Brisbane airport and 25 minutes to Coolangatta.

Please note the photos were taken in 2020 so the property will present differently in regards to trees, gardens and some furniture.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

More About this Property

Property ID	5GVFF41
Property Type	Townhouse
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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3/59 Paddington Drive, Carrara

Internal: 127m² | External: 34m² | Garage: 18m² | Total: 179m²

Ewan Kerr
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LJ Hooker

Plans shown are only indicative of layout. Dimensions are approximate.

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