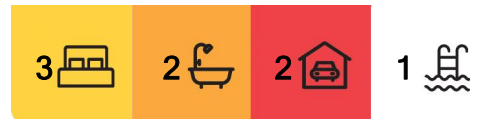




## Carrara, 30/130 Plateau Crescent

SOLD BY EWAN KERR



This spacious renovated split level townhouse located in the very popular 'Gumtree Terrace' will impress you with its size and features. Set in a quiet, extremely central complex it offers an easy care lifestyle perfect for first home buyers, investors or small families seeking low maintenance living with plenty of space to enjoy. Currently owner occupied allowing for a quick settlement.

**For Sale**  
Offers Over \$729,000

**View**  
[ljhooker.com.au/5GMKF41](http://ljhooker.com.au/5GMKF41)

**Contact**  
**Ewan Kerr**  
0405 107 725  
[ekerr@ljhg.com.au](mailto:ekerr@ljhg.com.au)

On the ground level there is a double lock up garage, laundry and plenty of storage options. On the first level you will find a renovated kitchen with quality European appliances, open plan living and dining area with high ceilings, air conditioning and new flooring which flows out to the balcony through two double sliding glass doors. The upper level has 3 bedrooms with ceiling fans, master with air conditioning, renovated ensuite and main bathroom and good sized rear yard which is fenced for children and pets.

- 3 bedrooms with ceiling fans and air conditioning in master bedroom



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

**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.

- 2 renovated bathrooms, master with ensuite, both with a Schweigen silent exhaust system
- Renovated kitchen with three stage water filter and quality European appliances
- Open plan living/dining with high ceilings and air conditioning
- New floor coverings, including NZ wool carpet
- 6.5kw (approx.) solar electricity system
- Double lock up garage with work bench and internal access
- In ground pool in complex
- Outdoor entertaining area with fenced yard for children and pets
- Plenty of visitor parking
- Space for a jetski or trailer to the left of the townhouse
- Rental appraisal \$750 - \$800 a week
- Pet friendly subject to body corporate approval

Conveniently located close to shops, restaurants, M1, public transport, resort golf courses, People First Stadium (formerly Heritage Bank Stadium), KDV Sport, Emmanuel College and Emerald Lakes precinct. Short drive to the beaches, the hinterland and major shopping centres like Robina Town Centre and Pacific Fair. Approximately 45 minutes to Brisbane airport and 25 minutes to Coolangatta.

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

<b>Property ID</b>	5GMKF41
<b>Property Type</b>	Townhouse
<b>Land Area</b>	1 m2
<b>Including</b>	Air Conditioning Pool Outdoor Entertaining Built-in-Robes

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30/130 PLATEAU CRESCENT, CARRARA

3 2 2

Internal: 139m<sup>2</sup> | External: 11m<sup>2</sup> | Total: 150m<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.

