







Carrara, 55/1A Alison Road

SOLD BY EWAN KERR

3  2  1  1 

Spacious 3 bedroom, 2.5 bathroom townhouse located in the very popular 'Orchid Park' gated community with the added bonus of being an end position. The perfect addition to your investment portfolio with a lease in place until April 2025 at \$675 a week then increasing to \$700 a week until April 2026.

- 3 bedrooms with built in robes and ceiling fans
- 2 updated bathrooms, master with ensuite
- Updated kitchen
- Open plan living/dining
- Air conditioning downstairs
- Solar electricity system
- Single lock up garage with internal access
- In ground pool
- Covered outdoor entertaining area

For Sale
Offers Over \$649,000

View
ljhooker.com.au/5GJ7F41

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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.

- Garden shed
- Separate laundry
- Downstairs toilet
- Security gated
- Visitor parking
- Body corporate fees approximately \$91 a week
- Council rates approximately \$1,333 per 6 months
- Water rates approximately \$360 per 3 months depending on usage

Conveniently located close to shops, restaurants, M1, public transport, resort golf courses, Heritage Bank Stadium (formerly Metricon Stadium), 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.

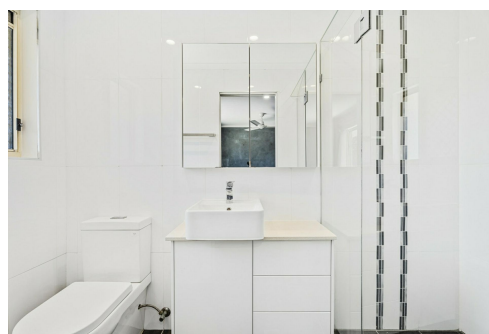
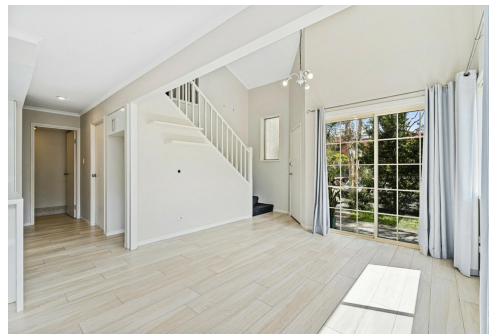
Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

More About this Property

Property ID	5GJ7F41
Property Type	Townhouse
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes

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55/1A ALISON ROAD, CARRARA

3 2 1

Internal: 116m² | External: 26m² | Total: 142m²

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.

