



## Carrara, 61/125 Pappas Way

Fresh, Stylish & Super Convenient!

If you've been searching for a move-in-ready home that ticks all the boxes, this modernized townhouse could be the one! Thoughtfully updated with contemporary style throughout, this home blends comfort and functionality.

Set in the ever-popular Carrara Park gated community, you'll enjoy access to beautifully maintained gardens, a sparkling pool, BBQ area, and nearby parklands - all just steps from your front door.

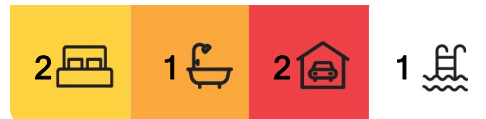
Whether you're downsizing, buying your first home, or investing, this property is a standout. With a low body corporate (approx. \$69/week including discount) and a solid rental estimate of \$600-\$650/week, it offers great value in a prime location.

Standout features include:

2 generous bedrooms, both with built-ins



**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 \$670,000

**View**  
[ljhooker.com.au/5GWRF41](http://ljhooker.com.au/5GWRF41)

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

Renovated bathroom plus a separate laundry and extra toilet downstairs  
 Contemporary kitchen with great flow to the outdoor space.  
 Open plan lounge and dining area with air conditioning  
 Master bedroom also air-conditioned for year-round comfort  
 Private, fully fenced courtyard with direct access to a large green space  
 Single covered carport + an extra dedicated car space  
 Secure, pet-friendly complex (subject to body corp approval)  
 Individually water metered

Enjoy being close to everything - shops, cafes, schools, public transport, the M1, Nerang train station, and some of the Gold Coast's top sporting and lifestyle hubs like the brand new addition Papa Rolly's Italian restaurant (by Gemelli's) across the road ,Emerald Lakes, KDV Sports and People First Stadium.

This one won't last long - make sure to check it out before it's gone!

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.

## More About this Property

<b>Property ID</b>	5GWRF41
<b>Property Type</b>	Townhouse
<b>Including</b>	Pool Built-in-Robes

### Daniel Campbell

Sales Associate to Chris Pittaway Independent Contractor |  
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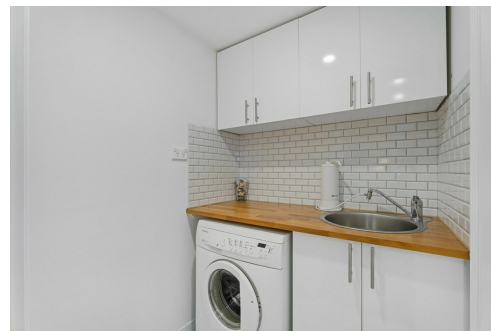
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61/125 PAPPAS WAY, CARRARA

 2  1  2

Internal: 74m<sup>2</sup> | Courtyard: 23m<sup>2</sup> | Carspaces: 00m<sup>2</sup> | Total: 000m<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.

