



## Carrara, 78/125 Pappas Way

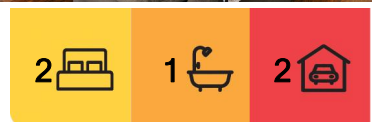
Modern and Ready to Go!!!

A renovated townhouse with a modern makeover...move straight in, relax and enjoy. Complete with an open plan kitchen offering a clever integration with both the indoor and outdoor living spaces.

Nestled within the sought after Carrara Park gated complex with easy access to the relaxing park, pool, landscaped gardens and a BBQ area.

Perfectly suited for downsizers or 1st home buyers looking for a quality property to call home. Astute investors may also be interested with a reasonable body corporate of approx. \$74/week and rent potential of approx. \$570 - \$600 per week.

Centrally located in Carrara, relish the convenience of nearby parks, sporting fields, shops, public transport, all amenities and a variety of local dining options.



**For Sale**  
Offers Over \$579,000

**View**  
[ljhooker.com.au/5GABF41](http://ljhooker.com.au/5GABF41)

**Contact**  
**Chris Pittaway**  
0410 229 244  
[cpittaway@ljhgc.com.au](mailto:cpittaway@ljhgc.com.au)



**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.

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

Do not miss this immaculate townhouse featuring:

- \* 2 spacious bedrooms with built-in robes
- \* Modern bathroom
- \* Separate laundry plus additional toilet downstairs
- \* Stylish kitchen
- \* Air-conditioned master bedroom and living areas
- \* Open plan living and dining areas
- \* Fully enclosed low maintenance courtyard with rear access to a large communal grassed area
- \* Single covered car accommodation plus a dedicated additional parking space
- \* Secure gated complex, pet friendly subject to body corporate approval
- \* Separately water metered
- \* Body corporate fee approx. \$69 per week, including building insurance and on-time payment discount

Conveniently situated near shops, restaurants, amenities, schools and public transport and quick access to the M1, Nerang rail and bus depot. Also close to the KDV Sports academy, the Emerald Lakes precinct, People First Stadium and Emmanuel College.

Don't miss out on this great opportunity!

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

Property ID	5GABF41
Property Type	Townhouse
Including	Built-in-Robes

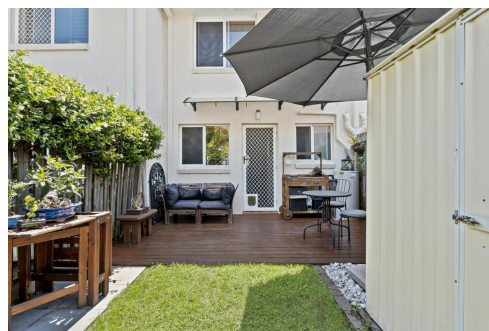
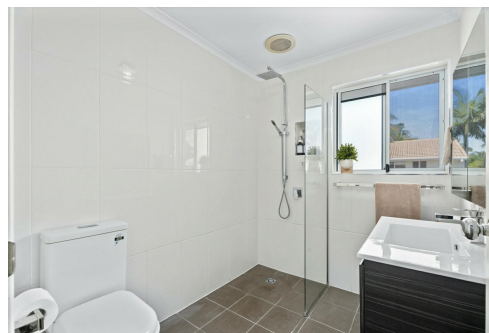
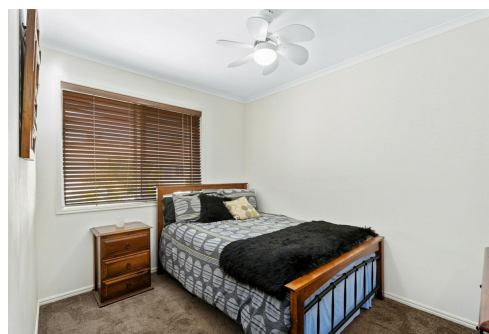
**Chris Pittaway 0410 229 244**

L.R.E.A | Independent Contractor | [cpittaway@ljhgc.com.au](mailto:cpittaway@ljhgc.com.au)

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

2-4 New Street, NERANG QLD 4211

[nerang.ljhooker.com.au](http://nerang.ljhooker.com.au) | [nerang@ljhgc.com.au](mailto:nerang@ljhgc.com.au)



**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.

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





78/125 PAPPAS WAY, CARRARA

 2  1  2

Internal: 82m<sup>2</sup> | External: 22m<sup>2</sup> | Carspace: 27m<sup>2</sup> | Total: 131m<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.

