



97/1 Coelia Court, Carrara




SOLD BY EWAN KERR

Welcome to 97/1 Coelia Court, a well presented townhouse located in the very popular 'Carrara Gardens' offering the perfect blend of comfort, convenience and affordability. Inspect and discover a spacious layout that you will rarely find within a complex. With approximately 141 square meters of internal space, this home easily accommodates with great sized living areas and plenty of storage throughout.

Downstairs you will find a generously sized open plan living/dining area with air conditioning and modern kitchen with plenty of cupboard and bench space which flows seamlessly out to a low maintenance yard, with both open and undercover entertaining areas. For those who work or study from home, a built-in study nook in the living area provides the ideal workspace.

Upstairs you will find 3 good sized bedrooms with ceiling fans including double built-in robes in bedrooms two and three, and a triple built-in robe in the oversized master bedroom complete with ensuite and air conditioning plus the main bathroom.

Single lock up garage with internal access and 2 additional open car spaces, rarely seen in a townhouse. Secure, gated complex offering both a swimming pool and barbeque area, as well as a good amount

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FOR SALE

Offers Over \$739,000

AGENTS

Ewan Kerr
0405 107 725
ekerr@ljhgc.com.au

Abbi Kerr
0415 732 002
akerr@ljhgc.com.au

AGENCY

LJ Hooker Nerang
(07) 5581 4422

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**

of visitor parking and expansive common area for pets and kids to play.

- 3 bedrooms with built in robes
- 2 bathrooms, master with ensuite
- Downstairs powder room
- Open plan living/dining
- Modern kitchen with plenty of cupboard and bench space
- Air conditioning downstairs and in master bedroom
- Single lock up garage with internal access, plus 2 additional open car spaces
- In ground pool, BBQ area and good sized common grassed area in complex
- Fenced covered outdoor entertaining area
- Plenty of storage throughout
- Security gated
- Plenty of visitor parking
- Body corporate fees approximately \$90.57 a week
- Council rates approximately \$1,004.58 per 6 months
- Water rates approximately \$256.61 per 3 months depending on usage
- Rental appraisal \$790 - \$820 a week
- Pet friendly subject to body corporate approval

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

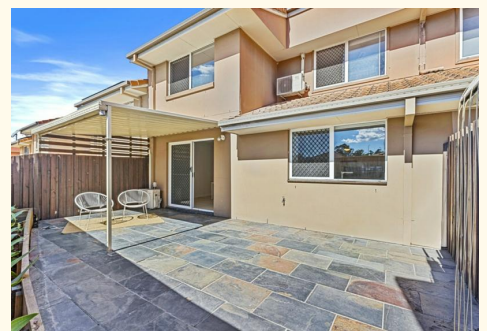
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MORE DETAILS

Property ID	5H46F41
Property Type	Townhouse
Including	Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes

Ewan Kerr 0405 107 725
Sales Specialist | ekerr@ljhg.com.au
Abbi Kerr 0415 732 002
Sales Associate to Ewan Kerr | akerr@ljhg.com.au

LJ Hooker Nerang (07) 5581 4422
2-4 New Street, NERANG QLD 4211
nerang.ljhooker.com.au | nerang@ljhg.com.au





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Internal: 141m² | External: 18m² | Total: 159m²

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.

