



25/3030 The Boulevard, Carrara

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Iconic "Porto Bellago" at Emerald Lakes...Often Sought Rarely Found!!

Available to view via Open Home or Private Viewings!
 Situated in the prestigious Emerald Lakes precinct, this beautifully presented 2-bedroom end unit is being offered to the market for the first time! Located within the tightly held and highly sought-after Porto Bellago building on the waterfront, this rare offering combines tranquil waterfront living with unbeatable lifestyle convenience.

Enjoy picturesque water and Surfers skyline views with direct access to an array of lifestyle amenities on your doorstep...perfect for those seeking a sophisticated yet simple and relaxed lifestyle.

Lifestyle Highlights:

- Access to resident-only pool, gymnasium, lounge and BBQ area...ideal for relaxing or entertaining
- Direct access to 13km of scenic, flat walking and cycling paths that wind through landscaped lakes and wetlands
- " Short stroll to the European-inspired Emerald Lakes Village with weekly markets, lakeside cafés, restaurants, boutique shops, and essential amenities

FOR SALE

Offers Over \$979,000

AGENTS

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AGENCY

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 Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Walking distance to Emerald Lakes Golf Course, People First Stadium, and Emmanuel College
- Easy access to public transport, including the nearby rail and bus hub (5 mins away)
- Close to open parklands and the lakeside beach at Emerald Lakes...perfect for picnics, playtime, and pets

Property Highlights:

Designed for relaxed living, the apartment boasts a covered entertainment balcony perfectly positioned to capture the northeast aspect, views and gentle breezes. Flowing effortlessly from the spacious open-plan living and central kitchen, the layout is both functional and inviting.

- 2 spacious bedrooms, master with ensuite, walk-in robe and balcony access
- Open-plan living and dining area that connects seamlessly with the kitchen and outdoor space
- Light-filled kitchen with stone benchtops, gas cooktop, dishwasher, and ample bench space
- " Separate internal laundry
- " Covered balcony with sliding stacker doors —ideal for year-round entertaining
- Air conditioning in main living and main bedroom for year-round comfort
- Broadband internet Available
- Security alarm system
- Secure underground parking with tandem car space (2 car spaces)
- Lock-up over car storage box plus 2 additional storage cages and communal bike racks
- " Piped gas connection
- " Pet-friendly complex —small pets considered on application (subject to body corporate approval)

Emerald Lakes in Carrara is one of the Gold Coast's most enviable lifestyle destinations - centrally located and just a short drive to the famous beaches of Broadbeach and Surfers Paradise, as well as major shopping hubs like Pacific Fair and Robina Town Centre.

Surrounded by world-class resort golf courses and only a stroll to Emmanuel College and People First Stadium, the area offers a unique blend of convenience, recreation, and community charm.

Offering the perfect blend of serenity and convenience, this is your chance to secure a low-maintenance waterfront lifestyle in one of the Gold Coast's most exclusive and picturesque communities...don't miss 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 DETAILS

Property ID 5H40F41
Property Type Unit
House Size 103 m2
Including Ensuite
Air Conditioning
Alarm
Pool
Balcony
Outdoor Entertaining
Built-in-Robes

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25/3030 THE BOULEVARD, CARRARA



Internal: 94m² | External: 9m² | Total: 103m²

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.

