

3/1-3 Paul Ct, Carrara, QLD 4211

Sold - 26/05/2025

Townhouse 2  1  1 



Single-Level Carrara Villa...Low Body Corporate!!

A fabulous single-level end villa located in a small boutique, pet friendly complex with low body corporate fees of only \$35/Wk. Immaculately presented, this villa is ideal for first home buyers, those looking to downsize or for the astute investor. This well presented, open plan design offers unbeatable value and convenience. Perfect for those wanting low maintenance living, featuring:

Open for Inspection

By Appointment.

- * 2 Bedrooms | 1 Bathroom | Single Lock-Up Garage
- * Easy-care single-level layout $\frac{1}{2}$ ideal for all ages
- * End villa with only one neighbour
- * Neat and tidy interiors, move-in ready
- * Two generous bedrooms with built-in wardrobes
- * Light-filled living and dining areas with split system air conditioning.
- * Functional kitchen with ample storage
- * Private courtyard $\frac{1}{2}$ perfect for relaxing
- * Secure single lock-up garage with internal access
- * Solar hot water system to help save on those power bills
- * Low body corporate fees \$35 P/W
- * Council Rates \$1,791 P/A
- * Waters Rates approx \$1,692 P/A depending on water usage.
- * Rental estimate of \$640 P/W

Set in a peaceful and well-maintained boutique complex of 10, this villa delivers effortless low-maintenance living in a prime Carrara location close to shops, restaurants, public transport, Emmanuel College, Bunnings, EMF Performance & Recovery Centre, the M1 and all local amenities and only a short drive to Heritage Bank Stadium, KDV Sports Precinct, resort golf courses and a major rail and bus transport hub. Not far to Pacific Fair, Robina Town Centre and all the golden beaches of the Gold Coast.

This is the kind of property that offers comfort, convenience, and value $\frac{1}{2}$ all in one tidy package. A great opportunity not to be missed!!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, prices and address, has

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