



SOLD

GET INTO THE PROPERTY MARKET THROUGH INVESTING.

If you are entering the property market for the first time or if you are planning to add to your existing portfolio, then I would encourage you to seriously consider this investment property opportunity.

Recent media reports suggest that because of affordability issues and the time it is taking for buyers to save a deposit, that instead of buying your first property to live in, it may be easier and more financially viable to buy an investment property first. Choosing an area with good infrastructure and future capital growth are important factors to take into consideration - and Carrara is listed as a suburb that would meet that criteria.

Carrara is a highly respected suburb that is known for its public amenities including include the People First Stadium, Carrara Indoor Sports Stadium, Gold Coast Sports & Leisure Centre, state-of-the-art complex, KDV Sport with tennis and driving range, as well as championship golf courses nearby and Emerald Lakes and Royal Pines with walking trails.

Located within the secure and gated "Nautilus" complex, this low-maintenance townhouse will represent an astute investment. Income is assured with the newly signed 12-month lease for \$580.00 per week, expiring on the 23rd November 2025. Low Body Corporate fees are a welcome difference at approx. \$92.00 per week.

This property is very central to many services, the most convenient being the Boonooroo Park Convenience Centre right next-door boasting Cafes, 7 Eleven Service Station, Takeaway options and more.

Public transport is close by & access to the M1 is very quick & easy. Major shopping centres like Pacific Fair and Robina Town Centre are approx. 10 minutes by car, and it's only 15 minutes to some of the Gold Coast beaches.

Designed over two levels, this townhouse's floor plan provides a seamless flow between the fully tiled Kitchen, Dining, and the Living areas. Rounding out the downstairs floor plan is a Powder Room, spacious Laundry with external access & a lovely outdoor & Private Grassed Courtyard.

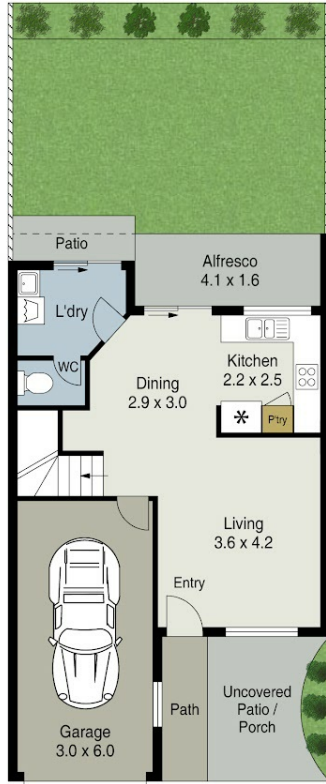
2 BED | 1 BATH | 1 CAR

PRICE:
\$585,000

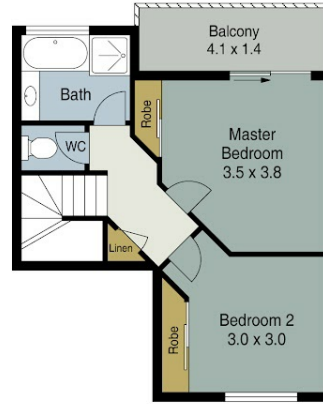
OPEN FOR INSPECTION:
N/A



Margaret Baszko
0414806645
margaret.baszko@atrealty.com.au
www.atrealty.com.au



Ground Floor



First Floor

29/42 Murev Way, **CARRARA**

2 | 1 | 1 | 1
 Int : 87m²
 Ext : 39m²
 Total : 126m²

All measurements shown in metres are approximate and are for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.