



FOR SALE

WATERFRONT LIVING WITH SPACE, STYLE & EMERALD LAKES LIFESTYLE

Set within the sought-after Emerald Lakes community, this stylish tri-level villa offers an exceptional combination of waterfront living, modern comfort and low-maintenance convenience.

Key Features:

- Stylish tri-level waterfront villa in Emerald Lakes
- Two bedrooms, both with built-in robes
- Master bedroom with ensuite, private balcony and water views
- Open-plan living and dining with waterfront outlook
- Contemporary kitchen with built-in dishwasher
- Additional main bathroom and convenient powder room
- Tandem double garage with internal laundry and ample storage
- Balconies with lake and city skyline views
- Split-system air-conditioning, ceiling fans and LED lighting
- Solar system and flyscreens throughout
- Ideal for investors or owner-occupiers

Council Rates: \$1,105.79

Water Rates: \$286.66 quarterly approx.

Body corporate: \$99.37 per week approx.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as r

2 BED | 2 BATH | 2 CAR

PRICE:
\$950,000

OPEN FOR INSPECTION:
Jul 25 at 10:15am - 10:45am



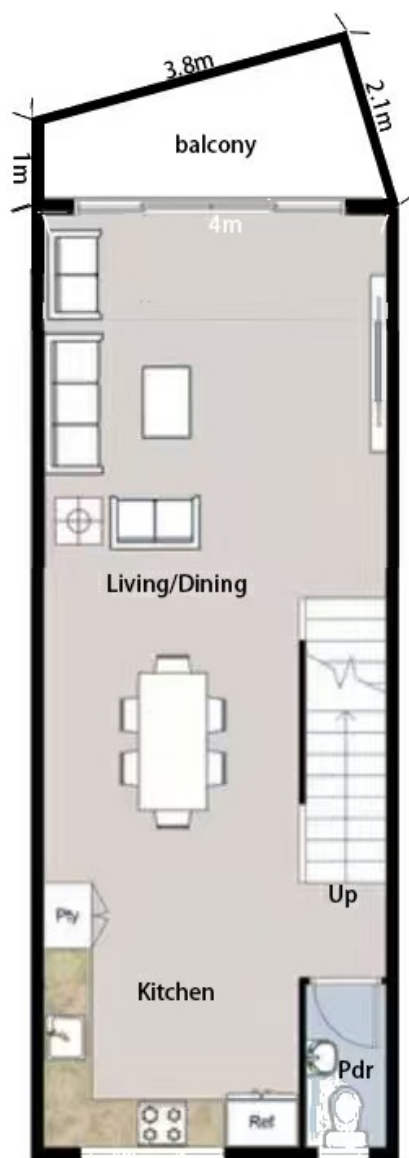
Jesse Young
0493978030
jy@atrealty.com.au
www.atrealty.com.au

4/3028 The Boulevard,
Carrara QLD 4211

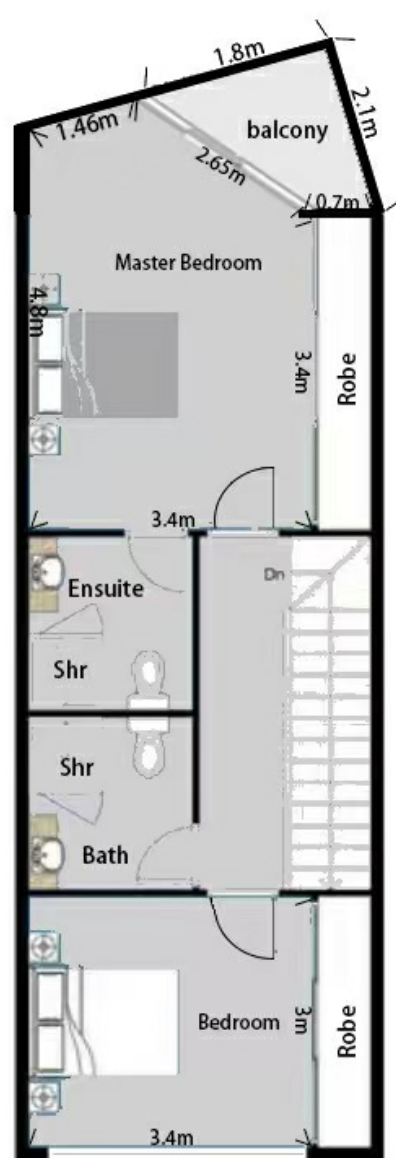
2  2  2 



GROUND FLOOR



LEVEL 1



LEVEL 2

INTERNAL AREA: 128M²
EXTERNAL AREA: 15M²

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.

on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.