



17/3400 Panorama Drive Carrara, QLD



### Spacious Three Bedroom Villa

This exclusive townhouse, one of only four in the development, stands out as the most sought-after due to its prime end-unit location. Boasting a spacious, fully fenced private courtyard-perfect for pet owners-it offers a rare blend of privacy and outdoor space. The current owners have meticulously upgraded the home with numerous high-end features, setting it apart from the others and elevating its appeal.

- \* Exclusive End-Position Townhouse: Enjoy enhanced privacy, natural light, and refreshing breezes with no adjoining walls on one side.
- \* The expansive living area seamlessly extends to a large balcony and courtyard, perfect for entertaining and relaxing.
- \* Great kitchen featuring elegant stone benches, Miele appliances and pantry with sliding drawers and loads of storage.
- \* Convenient downstairs toilet and abundant storage options.
- \* Second lounge upstairs
- \* The master suite includes an ensuite, walk-in-robe, and a private balcony with stunning Hinterland views.
- \* Security screens and doors throughout

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**Price:** Contact Agent  
**Council Rates:** \$2,000.00/year (approx)  
**Water Rates:** \$250.00 p/q  
**Strata Rates:** \$5,350.00/year (approx)



**Scott Campbell**

0400 768 805



Grand Floor

08/10/20



1st fl.

08/10/20

**THE RESIDENCES**  
EMERALD LAKES

Floorplans  
Villa Type: C1

3 Bedroom + Study,  
2 Bathroom + Powder

*Villa numbers*  
8 & 9

Internal	166 m <sup>2</sup>
External	44 m <sup>2</sup>
Total	210 m <sup>2</sup>

*Villa numbers*  
17 & 18

Internal	166 m <sup>2</sup>
External	46 m <sup>2</sup>
Total	212 m <sup>2</sup>

\*Mirror reverse



NOT TO SCALE

Plan information only. Actual dimensions subject to survey. Minor discrepancies may occur due to rounding. Information is for illustrative purposes only and is not intended to constitute an offer or any other financial product. Please refer to the relevant prospectus for more information.