



10/3108 The Boulevard Carrara, QLD



## Awesome One Bedroom Unit

This one-bedroom unit in Emerald Lakes is exceptional for its size and spaciousness. Located in the Boulevard, it is close to cafes and restaurants and surrounded by trees, providing privacy and warmth.

### Key Features:

**Large Open Plan Living Area:** The living space opens to a massive northeast-facing balcony through stacked sliding doors, creating an outdoor room feel.

**Bedroom:** Includes a walk-in robe, a two-way bathroom, and an additional private balcony.

**Amenities:** The unit is part of a small block of 8 units, with a pool and BBQ area as part of the body corporate. The building is pet-friendly.

### Additional Features:

- \* 87m<sup>2</sup> large open plan unit
- \* Spacious balcony ideal for BBQs and lounging
- \* Study nook

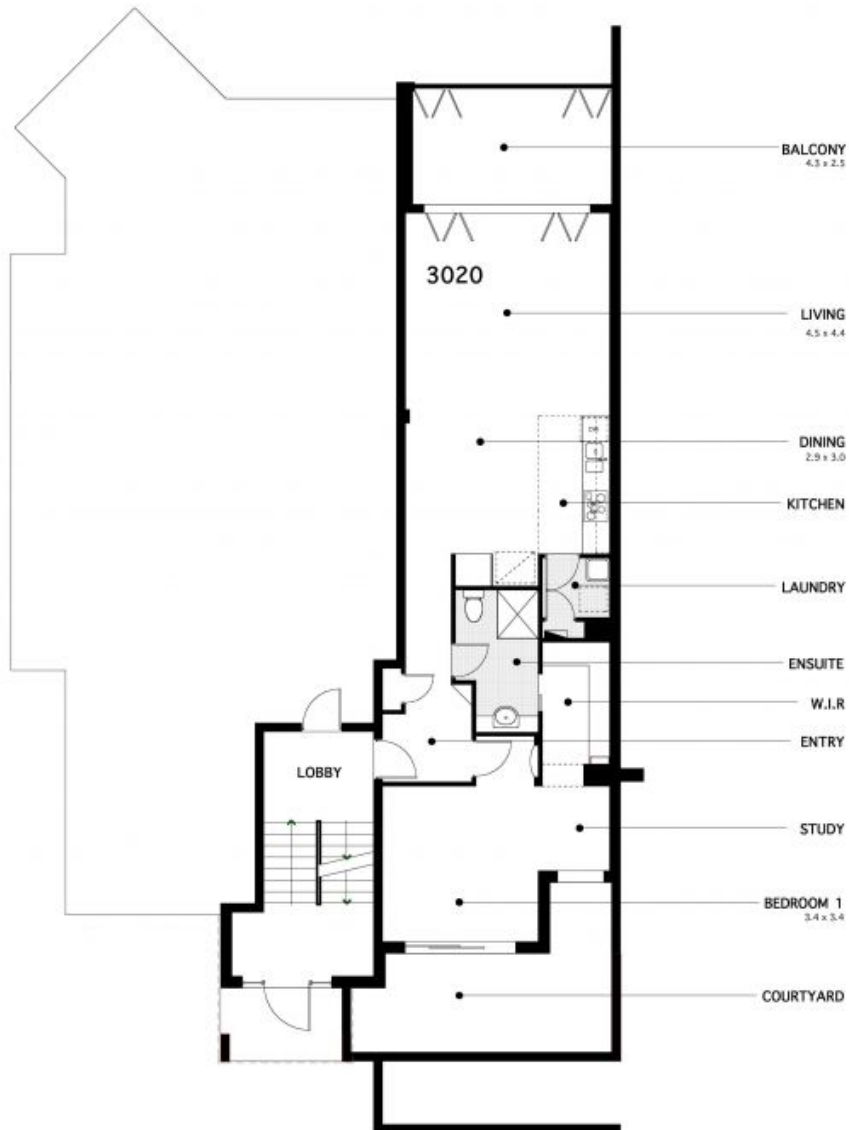
**Price:**

Offers Over \$595,000



**Scott Campbell**

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UNIT 3020.	
LIVING	75m <sup>2</sup>
BALCONY	12m <sup>2</sup>
TOTAL AREA	87m <sup>2</sup>

NOTE:  
THIS PLAN SHOWS GROSS FLOOR AREAS ONLY.  
ALL AREAS & DIMENSIONS SHOWN ARE  
APPROXIMATE ONLY & ARE SUBJECT TO  
FINAL SURVEY & COUNCIL APPROVAL

**NIFSAN**

**GOLD SEAL HOMES**

Developed by Nifsan Pty. Ltd. A.C.N. 053 350 922



DENOTED TILED AREAS