



39/3030 The Boulevard Carrara, QLD

3 2 2

### Picture Perfect Lifestyle

Situated on the 2nd level of the iconic building Porto Bellago this unit overlooks The Boulevard and boasts views of lush gardens featuring bougainvillea and maple trees. It's located in a vibrant neighborhood surrounded by cafes, shops, markets and medical services, with access to 37 hectares of lakes, parklands, and walking/biking tracks.

The three-bedroom unit includes a main bedroom with an ensuite and walk-in robe, while the 2nd and 3rd bedrooms are positioned away from the living area for privacy. The open-plan living space connects seamlessly to a large all-weather balcony, perfect for outdoor entertaining.

- \* Stunning Italian themed building Porto Bellago
- \* Pool, gym and BBQ facilities
- \* Side by side parking for 2 cars plus storage
- \* Vibrant village lifestyle

Emerald Lakes Estate is near top schools, golf courses, the M1 Motorway, and popular Gold Coast attractions like Broadbeach and Surfers Paradise, making it a perfect spot for those...

**Price:** Offers Over \$990,000



**Scott Campbell**

0400 768 805

BEDROOM 1  
3.6 x 3.4

BALCONY  
6.5 x 2.7

ENSUITE

WIR

DINING / LIVING  
6.6 x 4.0

WC

BEDROOM 2  
3.6 x 3.0

STUDY NICHE  
1.2 x 2.6

BEDROOM 3  
3.2 x 3.0

ENTRY

LAUNDRY

UNIT 3239

BATHROOM

WC

KITCHEN

UNIT 3239

AREA SCHEDULE	
GROUND FLOOR LIVING	120.3m <sup>2</sup>
BALCONY	19.7m <sup>2</sup>
TOTAL AREA	140.0m <sup>2</sup>

■ DENOTES TILED AREAS.  
REFER SELECTION SCHEDULE

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

