

**1/41 Macadie Way, Merrimac, Qld 4226**

**ONEPERCENT**  
PROPERTY SALES

**Sold Townhouse**

Wednesday, 13 December 2023

1/41 Macadie Way, Merrimac, Qld 4226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 164 m2**

**Type: Townhouse**



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**\$768,000**

Welcome to your dream home! This modern 4-bedroom townhouse nestled in an immaculate well-kept complex is a true gem that offers an excellent opportunity for both investors and first home buyers. Situated in one of the Gold Coast's peaceful greenbelt locations, this architecturally designed contemporary townhouse promises a lifestyle of tranquility and convenience. As you step inside, you'll be greeted by a modern open-plan kitchen that seamlessly blends into the spacious living and dining area. The kitchen boasts sleek finishes, including engineered stone benchtops and stainless steel appliances, making it a chef's delight. The expansive deck area overlooking the reserve is perfect for entertaining guests or simply enjoying a quiet morning coffee. The townhouse features four bedrooms, with the master bedroom boasting a walk-in robe and ensuite for added luxury. With two modern bathrooms, including the ensuite, getting ready in the morning will be a breeze. The high ceilings throughout the home create a sense of space and elegance. Parking will never be an issue with a garage and an extra designated parking space. The separate laundry room and powder room downstairs add convenience to your daily routine. Stay comfortable year-round with air conditioning in the master bedroom and living area, while roller blinds and ceiling fans in all bedrooms ensure a cool and peaceful night's sleep. The complex itself offers exclusive facilities that will make you feel like you're living in a resort. Take a dip in the beautiful swimming pool, perfect for those hot summer days, or host a barbecue with friends and family in one of the two communal BBQ areas. The security gates provide peace of mind, allowing you to relax and enjoy the serene surroundings. The meticulously maintained gardens throughout the complex add to the overall charm and appeal of this townhouse.

Property includes:- Four Bedrooms- 2 Bathrooms + Powder room downstairs- Ensuite and WIR to master bedroom- 2 car spaces - including single lock up garage plus carport- High ceilings- Air conditioning- Ceiling fans and quality roller blinds- Modern kitchen with stone bench tops and mirror splash back- Open plan kitchen, living which seamlessly flows to the outdoor entertainment area.- Corner townhouse with street access and wrap around courtyard

Complex offers:- Security gate with intercom- Well cared for complex with onsite manager- Ample visitor parking- Sparkling pool with large deck- 2 x BBQ areas with undercover entertaining- Body Corp approx \$88 per week disclosure statement available on request- Tenant in place until 6th April 2024 currently paying \$700 per week

Convenience is at your doorstep with easy access to the M1, Robina Town Centre, Robina Hospital, and Railway Station. Sports enthusiasts will appreciate the proximity to sporting stadiums and golf courses, while families will find comfort in the abundance of nearby schools. A short drive will take you to Broadbeach, where you can indulge in the vibrant nightlife, boutique shops, and world-class restaurants. If you're an investor, the rental appraisal of \$750 - \$800 per week makes this townhouse an attractive investment opportunity. For first home buyers, this is your chance to own a modern, stylish home in a highly sought-after location and for everyone else this is low maintenance living at its best! Don't miss out on this incredible opportunity to own a modern 4-bedroom townhouse in a well-kept complex. Contact Megan Cranitch today on 0413 578 336 to arrange a viewing and start living your dream lifestyle on the Gold Coast.

**\*\*Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, One Percent Property Sales will not be held liable for any errors in typing, information or floor plan measurements. All interested parties should rely upon their own enquiries in order to determine whether this information is in fact accurate, and that the property meets their requirements.\*\***