

101/6-10 Bourton Road, Merrimac, Qld 4226

Townhouse For Sale

Wednesday, 27 December 2023



101/6-10 Bourton Road, Merrimac, Qld 4226

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



Tina Nenadic
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Offers Above \$679,000

Nestled in the ideally positioned "Merrimac Heights". Its modern, bright, and airy interiors exude an aura of sophistication that is bound to leave a lasting impression! This spacious townhouse presents an exciting opportunity for the astute buyer to secure their first home or a savvy investment opportunity with all amenities within easy reach! Set over two spacious levels, the home offers three generously sized bedrooms upstairs, along with a well-appointed bathroom and downstairs powder room. The spacious open plan living, kitchen, and dining area is tailor-made for entertaining, and it seamlessly connects to a private, low maintenance courtyard, creating the ideal setting for gatherings with family and friends. Ceiling fans throughout and air conditioning down stairs ensures year round comfort in this home. Whether you're looking to downsize, buy your first home, or invest in a property with unbeatable amenities, this fabulous property awaits your inspection. Residents of 'Merrimac Heights' enjoy a resort-like lifestyle with access to not one, but two sparkling pools, two tennis courts, and a BBQ entertaining area, all surrounded by lush tropical gardens. The peace of mind provided by intercom security and gated access adds to the feeling of safety and exclusivity. Convenience is at your doorstep, with prestigious schools like Star of the Sea Primary School, St Michael's College, All Saints Anglican School, and Merrimac State School just minutes away. For your shopping and entertainment needs, Robina Town Centre Shopping and CBus Stadium are just a short drive away, as are the pristine beaches of the Gold Coast for those leisurely weekends. If you enjoy golf, you'll be delighted to know that Lakelands, Palm Meadows, and the Glades Golf Courses are all in close proximity. Plus, with easy access to the M1 motorway and nearby public transport routes, commuting to work or exploring the Gold Coast becomes a breeze. Some of the features of this property include:

- Beautifully renovated two level townhouse - move straight in and enjoy!
- 3 bedrooms, 1 bathroom plus downstairs powder room
- Modern, well appointed kitchen
- Spacious open plan living, kitchen and dining areas
- Cleverly integrated study nook
- Ceiling fans and air conditioning throughout
- Single lock up garage
- Residents of 'Merrimac Heights' enjoy use of a choice of 2 sparkling pools, 2 tennis courts and BBQ entertaining area set amongst lush tropical gardens, with the peace of mind of intercom security and gated security access
- Minutes to Star of the Sea Primary School, St Michael's College, All Saints Anglican School and Merrimac State School
- Approx. 10 minute drive to Robina Hospital, CBus Stadium and Robina Town Centre Shopping
- Approx. 15 minute drive to the beautiful beaches of the Gold Coast
- Close to an array of Golf Courses including Lakelands, Palm Meadows and the Glades
- Easy access to the M1 motorway and public transport routes

Submit an enquiry now to receive a copy of the Information Pack or contact Tina Nenadic or Milan Egic today!

ABOUT MERRIMAC

The suburb of Merrimac is renowned for its affordability, accessibility, and family-friendly amenities. The area boasts several highly regarded public and private schools, such as All Saints Anglican College, St. Michael's College, the recently established Star of the Sea and Merrimac Primary schools, as well as multiple parklands. Residents of Merrimac enjoy convenient access to several popular shopping centres, including the Robina Town Centre and Worongary Town Centre, as well as a range of parks and recreational options, including the upcoming Greenheart project. Golf enthusiasts will find plenty to love about Merrimac, with the suburb being home to the first Jack Nicklaus signature golf course at Lakelands. While Merrimac currently benefits from ample public bus transportation, plans are in place to establish a train station in the near future. The closest beach to Merrimac is Kurrawa Beach, which is located in Broadbeach and can be reached in approximately 15 minutes. This neighborhood is known for its excellent community spirit, with friendly neighbours, local parks just a short walk away, and a local shopping village around the corner. Public and private schools and shopping centres are within easy walking distance, and the Pacific Highway offers straightforward access to both the airport and Brisbane within 20 and 45 minutes, respectively. Additionally, Broadbeach is only a 12-minute drive away.

Disclaimer: In the preparation of this information, we have used our best endeavours to ensure that the information contained herein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify any information contained herein.