

**1107/31 Bourton Road, Merrimac, QLD, 4226**

**Sold Apartment**

Wednesday, 21 June 2023



1107/31 Bourton Road, Merrimac, QLD, 4226

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Sam Westaway

## Sold By The Sam Westaway Team

### Escape To A Modern Tree Change Just 15 Minutes To The Beach

Welcome to 1107/31 Bourton Road, Merrimac. Seamlessly combining the everyday creature comforts of modern design with effortless family functionality, this spacious apartment provides a serene tree-change just 15 minutes from the beach.

Expertly designed with 100sqm of floorspace, this apartment has more room than you've come to expect, with two generously sized bedrooms, a bright open plan living and dining area and a separate study nook. Built with privacy in mind, the master suite is separated from the second bedroom providing a sanctuary to retreat to, with it's own stunning walk-in wardrobe with built in cabinetry and modern ensuite. The contemporary galley-style kitchen sits at the heart of the home with stone benchtops, stainless steel appliances and soft-close cabinetry providing an ideal space for catering and entertaining guests. Having only been built in 2016, the apartment continues to impress with a range of creature comforts including timber flooring, split-system air-conditioning and LED lighting throughout.

Positioned within the immaculate SAGE apartment complex, you'll enjoy the 3 hectares of private parkland with established walking trails, two swimming pools, BBQ facilities and secure gated intercom access. Close by you'll find Robina Town Centre, world class golf courses, a range of private and public schools and of course the golden beaches just 15 minutes away.

#### PROPERTY SPECIFICATIONS:

- Spacious first floor apartment within the immaculate 'Sage Apartments' complex
- Bright open plan living and dining with split-system air-conditioning
- Modern kitchen with stone benchtops, stainless steel appliances and breakfast bar
- Large Master Suite with ensuite and walk-in wardrobe with functional built-in cabinetry
- Second well sized bedroom with built-in wardrobe
- Contemporary family bathroom with bath/shower, toilet and plenty of storage
- Bright east facing balcony
- Additional study nook
- Separate spacious laundry
- Secure covered parking
- Rental Return: \$490 per week
- Lease Expires: 19/4/23
- Rental Appraisal: \$580-\$600 per week
- Council Rates: \$1,835 pa approx.
- Body Corporate: \$57.40 per week approx.
- Sinking Fund: \$314,056.35 approx.

Surrounded by lush parklands and just a stones throw from an abundance of shopping, dining, schools, world class golf courses and public transport. Merrimac has quickly become a premier destination for those seeking convenience, tranquillity and a family friendly environment. Tied together with quick and easy access to the M1 for commutes north to the metropolitan hub of Brisbane and south to the vibrant southern gold coast, you'll seldom find a more central and convenient location.

We look forward to welcoming you home to 1107/31 Bourton Road soon!

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to verify the information contained herein.