

13 Merlin Place, Ormeau, Qld 4208



Sold House

Friday, 3 November 2023

13 Merlin Place, Ormeau, Qld 4208

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 795 m2

Type: House



Rebecca Pitt

\$755,000

Nestled in the heart of the Pimpama Rivers estate this family four-bedroom home boasts a fully ducted air conditioning system throughout the home, open plan living and a spacious entertainment area to accommodate a Queensland must have – indoor/outdoor living. Ideally positioned on a wide frontage 795m² block you may choose to take advantage of the potential for side access or put in a pool as there are no easements here! It is a short stroll to all amenities from this gem of a property including major shopping centre tenanted with doctors, dentist, restaurants, coffee shop, nail salon and bakery, and walking distance to Livingstone college and the local childcare centre. Access public transport with ease as you are only 4.6 klm to the local train station and the local bus route is a breeze to navigate. This family home is ready and waiting for its new owners to move in straight away or immediately rent out with an approximate market rental return of \$650.00 - \$680.00 per week. Ducted zoned air conditioning throughout the home – Only just over a year old with plenty of warranty remaining. Functional and stylish kitchen with stainless steel appliances including dishwasher. Four good sized bedrooms all with ceiling fans and double built in wardrobes. Master bedroom with ensuite. Open plan tiled living and dining leading out to the generous colourbond pergola area. Carpeted formal lounge area. Good sized main bathroom with shower and bath. Separate toilet. Security doors. Double remote garage. Fully fenced 795m² block with potential for side access. Ready to move into straight away. Built in approximately year 2000. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but 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 the information contained herein.