

# 147/10 Ghilgai Road, Merrimac, Qld 4226



## Townhouse For Sale

Wednesday, 12 June 2024

147/10 Ghilgai Road, Merrimac, Qld 4226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Townhouse**



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## Expressions of Interest

This rare vacant townhouse is located on the east side of the M1, just north of Robina, making it an ideal property for those seeking a high-yielding investment, a first home, or downsizing. The convenient location offers easy access to amenities and attractions such as Robina Town Centre, Pacific Fair, and the Gold Coast's best surfing beaches, all within a 10-minute drive. Public transport is also available right at your doorstep, eliminating the need for a car. Additionally, the property boasts excellent on-site management. Key features of this villa include: 3 oversized bedrooms with built-in robes. 2 bathrooms, including an ensuite in the master bedroom. 1 single lock-up auto garage with internal access, plus 2-3 extra car spaces, and visitor parking. New modern flooring, lighting & fans. Air conditioning. Freshly painted. A sizable kitchen with dishwasher, spacious pantry & ample cupboard space. An open plan lounge/dining area that opens up to a private & quiet backyard. Undercover entertaining area. Security Screens. Plenty of storage space. Dryer. Modern render and brick construction. The complex also offers a range of resort-style facilities, including a large pool with a waterfall, secure gated access, a gym, a sauna, and a games/recreation room equipped with a kitchen for gatherings and parties. The property is within walking distance of excellent private and public schools, shops, a tavern, McDonald's, a service station, a bottle shop, parklands, and a bus stop. Furthermore, with construction under way for the new Merrimac train station, commuting to Brisbane CBD or Brisbane International Airport will become even more convenient in the future. Here is what's close: - parklands & new train station just over the back fence with walking and riding tracks 100m Tavern, Service Station, Bottle shop & fast food 200m Bus stop 300m McDonald's & Kindergarten & Star Of The Sea School 500m St Michael's College 1.5km Merrimac State Primary School 1.3km M1 Motorway 2km Lakelands Golf Course 2.5km All Saints Anglican School 3.3km Palm Meadows Golf Course 5.5km Robina Hospital & CBus Super Stadium 5.9km Robina Town Centre 7km Pacific Fair Shopping Centre 7.5km The Star Casino 8km Broadbeach Surfing Beaches & The Gold Coast Convention Centre 13km Burleigh Heads 25km Gold Coast International Airport. The current rental appraisal for this villa is \$750 + per week. Given the scarcity of townhouses and the desirable location, it is recommended to act quickly to secure this coveted property.