

15/120 Highfield Drive, Merrimac, Qld 4226



Sold Townhouse

Thursday, 22 February 2024

15/120 Highfield Drive, Merrimac, Qld 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Taya Rich

0410689590

\$665,000

Are you looking for a solid investment property, or first home you can put your own stamp on and enjoy now or capitalize on later, or a low maintenance retirement home in a central and convenient location with transport at your door? This neat town home is located at the back sought after friendly community of only 49 town homes in a 'super convenient' location, within only mins drive to Robina Town Centre and other major infrastructure. This complex is located alongside a large green space, great for recreation, sport, running the dogs or playing with the kids. The community features a lovely lagoon style pool with peaceful tropical setting, open grassed area and jungle gym/basketball hoop for the kids to play and a great BBQ area for entertaining. Access to the M1 under 1 min, and under 5 mins, Robina Rail, Robina Hospital, Numerous Public & Private Schools, Titans Stadium & Sports/Recreation Parks, Golf Courses, Vibrant Broadbeach & Robina Town Centre, offering world class entertainment, shopping and dining experiences for everyone! Whilst being a popular location for families, first home buyers, professionals, retirees and long term tenants, there is a lovely sense of community here which is probably why they don't come up for sale very often. **PROPERTY FEATURES AT A GLANCE:** also see floor plan 3 bedrooms + 2.5 bathrooms + single garage with extra car space and plenty of visitor parks. Upstairs you will find 3 bedrooms with BIRs (2 double size) master with neat ensuite and walk through robe. Bright open plan living area with timber look style flooring. Good size main bathroom with separate wc downstairs off internal laundry. Split system air conditioner in master bedroom, insulation in roof and ceiling fans in all bedrooms for year round comfort. Good size open kitchen with plenty of bench space. Private outside paved patio area with fold down bbq bench, and easy maintain flat yard, steps out from lounge room through large sliding doors for entertaining or relaxing. Security screens on all doors and windows, plus security cameras throughout the complex for peace of mind. Rental Potential \$650-690pw (property currently tenanted until 31 March 24). Pets are welcome (by bc approval). Water rates approx \$350 - \$400 p/q. Body corp fees approx \$80 per week (if paid on time). Council Rates Approx PA \$2100 - 2200. As a Merrimac home owner/resident myself for 15 years now, I believe you will find this area is great to live and also has solid growth/rental returns being so central and easily accessible to all that our beautiful Gold Coast has to offer! Within a short walking distance to local shops, All Saints School, child care, family parks/walking tracks, Mudgeeraba Shopping Village, Public transport and much more. Call Taya for more information or to inspect! **Important Notice:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. Prospective buyers should make their own enquiries to satisfy themselves as to its accuracy. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted by Re/max Robina or any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only.