

# 16 Dunedin Close, Merrimac, Qld 4226

## House For Sale

Thursday, 16 November 2023

16 Dunedin Close, Merrimac, Qld 4226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 653 m2**

**Type: House**



Herbert Frey  
0490670324



Trent Hones  
0430489711

## Auction

**Auction Location: Onsite** Welcome to the ideal family home! Located in a quiet residential pocket, this property is equipped with multiple standout features including a large enclosed pool and spacious undercover patio. This home offers a range of quality furnishings for those who would opt for an easy move. Living here you will enjoy a relaxing colour scheme and beautiful open-plan living space flowing with large glossy tiles. The presentation of this property speaks volumes of how loved this family home has been, thoughtfully renovated, styled and decorated by its owners who have lived here for nearly 20 years. This is an auction campaign and every effort will be exerted to assist in setting you up for success on auction day, please contact the agent for a report detailing comparable sales and for any other information needed on the property.

**Features:-** Block size of approximately 653m<sup>2</sup>- Double garage with internal access - Air conditioning unit in the living area and several of the bedrooms- Ceiling fans in living/dining and all bedrooms- Fenced family pool- Covered outdoor entertaining patio- Open-plan living area with glass sliding doors out to patio- Dining area with large bay window- Kitchen with dishwasher, oven, stovetop, rangehood and double fridge cavity- Master bedroom with walkthrough robe and fully renovated ensuite- Bathroom with shower and bath - New hot water cylinder installed only several months ago

**Financials:-** Rental appraisal \$1,000 - \$1,100 weekly- Council rates approximately \$1,150 half yearly- Water rates approximately \$299 quarterly- Please contact the agent for a report detailing comparable sales

**Optional Furnishings:-** Black leather couch- Spare bedroom furnishings- Outdoor furnishings- Two entertainment units and matching hall table- Office desk

**Disclaimer:** This property is being sold by way of Auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

**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. \* denotes approximate measurements.