

18 Petherbridge Avenue, Merrimac, Qld 4226

House For Sale

Friday, 31 May 2024



18 Petherbridge Avenue, Merrimac, Qld 4226

Bedrooms: 3

Bathrooms: 1

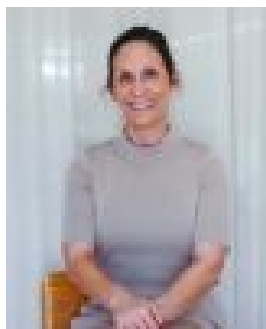
Parkings: 2

Area: 600 m2

Type: House



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\$750,000 plus buyers

This ideally positioned family home offers the perfect entry level opportunity for the savvy buyer looking for a well positioned home or investment opportunity, with all amenities within easy reach. Featuring a spacious floor plan on a well sized 600m² block, the property offers fantastic potential for its fortunate new owner to make their touches and add value. Its versatile floor plan with 3 bedrooms plus a study or 4th bedroom, caters perfectly for those needing to work or study from home. The layout includes a well sized living, kitchen, and dining area, seamlessly connected to an outdoor sunroom, perfect for entertaining or simply enjoying the outdoors. Outside, the property is surrounded by established trees and gardens, creating a serene and private atmosphere. A tandem carport offers parking space for multiple vehicles, including a car, boat, or caravan, providing added convenience for the homeowner. Fully fenced for privacy and security, this property offers not only a comfortable living space but also the potential for its fortunate new owner to make their mark and add significant value. Whether you're a first-time buyer, looking to downsize or an astute investor, this is an opportunity not to be missed!

Some of the features of this property include:

- Well positioned family home with fantastic potential to add value
- 3 bedrooms plus a study or 4th bedroom
- Living, kitchen and dining space with easy access to outdoor sunroom
- Spacious kitchen with gas cooking and ample bench space
- Established trees and gardens
- Tandem carport with space for a car, boat, or caravan
- Ceiling fans and air conditioning installed
- Fully fenced 600m² block
- Prime location, minutes to Star of the Sea Primary School, St Michael's College, All Saints Anglican School and Merrimac State School
- Approx. 10 minute drive to Robina Hospital, CBus Stadium and Robina Town Centre Shopping
- Approx. 15 minute drive to the beautiful beaches of the Gold Coast
- Close to an array of Golf Courses including Lakelands, Palm Meadows and the Glades
- Easy access to the M1 motorway and public transport routes

Convenience is at the forefront, with all amenities just a stone's throw away. Within close proximity, you'll find prestigious schools such as Star of the Sea Primary School, St Michael's College, All Saints Anglican School, and Merrimac State School. Additionally, Robina Hospital, CBus Stadium, and Robina Town Centre Shopping are all just a 10-minute drive away. Plus, the stunning Gold Coast beaches are within a 15-minute drive. For golf enthusiasts, the home is conveniently located near renowned courses like Lakelands, Palm Meadows, and the Glades. Convenient access to the M1 motorway and public transport ensures that you'll have easy connections to everything the Gold Coast has to offer. An inspection is a must to truly appreciate the opportunity on offer! Submit an enquiry to receive a copy of the Information Pack or contact Tina Nenadic or Julianne Petersen for further information today!

Disclaimer: We have in preparing this information used our best endeavors 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 vendors, purchasers and tenants should make their own enquiries to verify the information contained herein.