

2/15 Bourton Road, Merrimac, Qld 4226



House For Sale

Friday, 3 May 2024

2/15 Bourton Road, Merrimac, Qld 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 350 m2

Type: House



Charl Louw
0755788800

EOI Closing 7/5/2024 @ 6pm

Offering a NO body corporate lifestyle!* Owners will can elect to accept early offers*** Some photos have been digitally staged**Located on a generous block with plenty of yard space AND more car parking than you would know what to do with.Offering a spacious double story home with 3 bedrooms, a designated laundry and 2 large bathrooms, the bonus is the massive kitchen with stone benches and acres of work space!With loads of living space + designated dining room and a large covered outdoor patio it is ideal for all year round entertaining. This one is most definitely ticking those boxes! Air-conditioning, ceiling fans and security screens, single lock-up automated garage with internal access, plus loads of additional parking. Investors - Averaging between \$750 - \$800 per week, an excellent return on investment.Water: Approx \$300 - 400 per quarterRates: \$1,100 per 6 monthsBC Levies: NO LeviesTotal Under roof floor area - 160sqmTotal land - approx 350sqmIncluded features:- Large master bedroom with walk-in wardrobe & large ensuite bathroom- 2 spacious bedrooms with built-in wardrobes- Family bathroom with bat and shower- Designated laundry space with extra storage- Open plan lounge-space and living area- Updated kitchen with modern appliances and loads of stone bench top space- Designated dining and entertainment area- Outside entertainment area, decking area and lawn area for pets- Loads of storage throughout.- Split cycle air conditioning- Security screens and doors- Single automated lock up garage- Private block fenced off from the front, creating loads of living space. Merrimac has become more popular and some of the reasons from buyers are:Easy access to the cityClose proximity to state schools and private schools around the locationSurrounded by natural bushland SchoolsSome of the Gold Coast's best private schools are within 6km radius, with All Saints within walking distance, Somerset College, Kings Christian College, and Emmanuel College to name a few. Cafes & RestaurantsMerrimac has a wide variety that offers everything you could hope for without the hassle of going to a big shopping centre. Complimenting this is the Worongary shopping centre within 2 km from this location. TransportBuses running to Nerang, Carrara and Robina from various locations on Highfield drive20 minutes from Gold Coast airport15 minutes drive from iconic Braodbeach centre8 Private and Public schools within 5kmRobina Town Centre less than 5 min drive50 Minutes to Brisbane international AirportEasy access to the Pacific Motorway and 5 minutes to Robina Train Station5 minutes to the home of the Titans at CBUS Stadium **Disclaimer of the advert: When preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.