

2/42 Merrilaine Crescent, Merrimac, Qld 4226



Duplex/Semi-detached For Sale

Thursday, 9 May 2024

2/42 Merrilaine Crescent, Merrimac, Qld 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: Duplex/Semi-detached



Taya Rich

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Offers Over \$775,000 - Offers Close 22nd May 24

Discover your perfect blend of comfort and convenience with this low-set free standing duplex! Tucked away from the street and located in a peaceful neighborhood, this property offers easy convenient living. With its bright and airy, low maintenance design, you can spend less time on upkeep and more time enjoying the things that matter most to you. Step inside and be greeted by a tiled open plan living area adjoining a welcoming entertainment deck/patio all bathed in natural light, providing a warm and inviting atmosphere for gatherings with family and friends. Featuring three bedrooms, two bathrooms and a double lock-up garage, plus a large yard for kids and pets to stretch their legs or for you to create a garden paradise. This home is designed for today's needs, and would make an ideal low maintenance haven for downsizers or busy professionals, a young family, great start for first home buyers, or a fantastic investment - so easy to live in, or easy to let out! Situated in close proximity to schools, parks, shopping centers, and public transportation, everything you need is right at your doorstep. Say goodbye to long commutes and hello to more quality time with loved ones. Property features at a glance:- Freestanding duplex (shared driveway) No body corp fees! (just split building insurance of approx \$800 per annum)- 3 bedrooms with built in mirrored robes - master with walk in robe- 2 very neat bathrooms - main with large vanity, sep wc/shower and bath- Functional well presented kitchen with large pantry and ceramics cooktop and stain/steel oven and breakfast bar- Bright & airy tiled open plan living area - Large timber deck with colour bond roofing (approved)- Air conditioned (new) and ceiling fans in bedrooms- Large flat enclosed yard for kids and pets - Double lock up garage with added space for parking- Low maintenance design and block/garden (approx 450sqm) Positioned in an ultra- convenient location within a quick and easy walk to the local shops, parks, transport, BP Service Station, bottle shop, The German Club, Mikes Kitchen, McDonald's Restaurant, and St Michaels School, Medical Centre, Merrimac Tavern, Merrimac State School, Child Care and more. Access to the M1 Freeway under 1 min, and within 8 mins drive, Robina train Station, Robina Hospital, Worongary Shopping Village, Numerous Public & Private Schools, Titans Stadium & Sports/Recreation Parks, Golf Courses, Vibrant Broadbeach & Robina Town Centre offering world class entertainment, shopping and dining experiences. (also within short walking distance to the Merrimac Train Station, once constructed) As a current Merrimac home owner and personally resided/invested in the area for over 15 years, I am confident you will find this location quiet and friendly whilst being easily accessible to every amenity you could want and all that our beautiful Gold Coast has to offer! For more information contact Taya. Don't miss out on the opportunity to make this your forever home! 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.