

**2 Bourton Road, Merrimac, Qld 4226**



**Sold Townhouse**

Saturday, 19 August 2023

2 Bourton Road, Merrimac, Qld 4226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Taya Rich

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**\$715,000**

Nestled in a tightly held, friendly and central community with an elevated, virtually maintenance free section, this spacious and stylish town house is ready to move in, so easily accessible and central to our all our beautiful Gold Coast has to offer. This wonderful property has been designed for 'no fuss' living and would make an ideal low maintenance haven for downsizers, a great start for busy first home buyers/professionals, or a perfect investment opportunity with high growth and rental return. You will just love the bright open tiled living area that and flows through large glass sliding doors onto a private open air patio area, with north aspect allowing loads of light and air through the home. Enjoy a practical and contemporary design, featuring neutral decor and modern conveniences, and with hardly any maintenance required you can have more time for the more important things in life. Positioned in an ultra convenient location within an short and easy walk to the local shops, Worongary Shopping Centre, parks, transport, 24 hr Service Station, The German Club, Mikes Kitchen, McDonald's Restaurant, and All Saints & St Michael's School, Medical Centre, Merrimac Tavern, Merrimac State School, Child Care and much more. **PROPERTY FEATURES AT A GLANCE:** Steel frame construction - built 2011 - very well presented community with open green space and pool Spacious and airy open plan tiled living area wide sliding door/windows stepping out relaxing courtyard and open air patio for entertaining Beautiful well-appointed galley style kitchen with caesar stone benches, gas cooktop, large fridge space, large breakfast bar, and dishwasher and storage options King size master bedroom features, his/her mirrored robes, modern ensuite with large shower/vanity Additional 2 queen sized bedrooms with ceiling fans and built in mirrored sliding robes 2 modern bathrooms (main with large bath) plus powder room downstairs for added convenience Air conditioned downstairs living, and upstairs master bedroom plus block out blinds for year round comfort Separate laundry downstairs Pet friendly subject to body corporate approval Individual water metered/gas hot water Good on site managers, security cameras in estate offering security peace of mind Single auto garage with internal access, extra park in driveway, plus car parking for guests and visitors Body corp fees are all inclusive at \$68 per week (approx) Council rates approx \$1050 per half year Rental potential \$720 - \$740pw (excellent tenants currently paying \$680pw lease exp 1st Sept) Complex facilities - Large sunny swimming pool with umbrellas and sun beds, BBQ area with seating and big residents function room, and manicured landscaping gardens plus open green space for kids to play all maintained for you. Access to the Freeway under 1 min drive, and within approx 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. **Important Notice:** We have used photos from previous sale due to tenants privacy. 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.