

**20/18 Bourton Road, Merrimac, Qld 4226**



**Townhouse For Sale**

Monday, 30 October 2023

20/18 Bourton Road, Merrimac, Qld 4226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Taya Rich

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**\$645,000 - \$695,000**

You will love the bright beautifully tiled living area that seamlessly adjoins a neat private leafy timber deck through large glass sliding doors, its like an extension to the living area, usable all year round and makes for easy entertaining whilst provides loads of light and air to the living area. Enjoy solid, practical and contemporary design, featuring neutral d&acute;cor and modern conveniences with VERY LITTLE maintenance required. This trendy townhouse has been designed for 'no fuss' living and would make an ideal low maintenance haven for down-sizers, a great start for busy first home buyers, young families that need a little more room to move outside but don't want to maintain large lawns, or an in demand rental property investment for the astute investor! Nestled in a friendly secure gated community of only 40 town homes that adjoins a large green parkland, easily accessible and central to our all our beautiful Gold Coast has to offer. Soak up the sun, take a splash in the tranquil pool close by, soak in the spa and enjoy the lovely community setting, or have a bbq with friends and play in the adjoining parkland. Positioned in popular Merrimac, an ultra convenient location within an easy walk to the local shops, Worongary Shopping Centre, parks, transport, 24hr 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 more. **PROPERTY FEATURES:** Steel frame construction, built in 2004 Bright open plan living area featuring large glossy porcelain tiles and steps out to a gorgeous timber deck that is like an extension to the living space perfect for relaxation and entertaining King size master bedroom with sliding mirror robe, stylish updated ensuite, and private timber balcony with a view through the trees to the park 2 additional queen sized bedrooms with ceiling fans & double sliding robes Large stylish main bathroom with separate shower and bath and large vanity/added storage Downstairs powder room for added convenience off internal laundry The well-appointed modern kitchen is the hub of the home, hosting modern fittings, quality stone bench/breakfast bar, s/steel appliances, ceramic cook top and dishwasher Split system air-conditioning, ceiling fans upstairs and insulation throughout for year round comfort Neutral modern block out blinds fitted throughout for added privacy Two car spaces - single auto lock up garage and secure car court Soak up the sun, take a splash in the tranquil pool close by, or soak in the spa and enjoy the lovely community setting, or have a bbq with friends and play in the adjoining parkland Pets are welcome (subject to body corp approval) Quality steel frame construction/contemporary rendered and repainted exterior Rental Potential TBA Rates/Water/Body corp levies - TBA shortly Access to the Freeway under 1 min drive, 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. As a current Merrimac home owner/investor, having personally resided and invested in the immediate area over 15 years now, I am confident you will find this location secure, peaceful and friendly whilst being easily accessible to all that our beautiful Gold Coast has to offer! **Important Notice:** Please note the photos in the advertisement are from 2019, but they still represent the property accurately. 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."