

# 22 Merridown Drive, Merrimac, Qld 4226

## House For Sale

Thursday, 16 November 2023



22 Merridown Drive, Merrimac, Qld 4226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 765 m2**

**Type: House**



Tina Nenadic  
0402984898



Tess Love  
0755933111

## Auction

If you've been searching for a well located family home bursting with potential to make your personal touches and add value, 22 Merridown Drive, Merrimac presents an unmissable opportunity! Owners instruct for an immediate cash sale at Auction, Saturday 9th December, 1pm on site with all genuine cash offers considered prior to! Set on a desirable 765m<sup>2</sup> corner block, the home offers a spacious split level design with 3 large bedrooms, 2 bathrooms and multiple living spaces for the family to enjoy. As natural light floods through the multiple bright, open-plan living spaces with vaulted ceilings soaring up to 3.8 metres, the ambiance is both inviting and spacious. Step outside to your own inground pool, embraced by a secure grassed yard with plenty of room for kids and pets to play. Host gatherings on the poolside entertaining deck, creating lasting memories with friends and family. This property is a true haven for those seeking a balance between comfort, entertainment, and tranquility. Privacy and security are paramount on this fully fenced corner block, ensuring a safe haven for your family. Additional features include two garden sheds, solar roof panels and a double lock up garage with room for additional parked cars on the driveway. The location is highly prized, just minutes away from prestigious schools such as All Saints Anglican School, Star of the Sea Primary School, St Michael's College and Merrimac State School. The bustling Robina Hospital, CBus Stadium, and Robina Town Centre Shopping are only a short 10-minute drive away, while the stunning beaches of the Gold Coast await you within a 15-minute drive. Golfing enthusiasts will appreciate the proximity to renowned courses like Lakelands, Palm Meadows, and the Glades, offering endless opportunities to perfect your swing. Enjoy easy access to the M1 motorway and public transport routes, ensuring convenient connections to all that the Gold Coast has to offer. Features include:- 3 bedroom, 2 bathroom split level family home- Each bedroom with built in wardrobes including master bedroom with ensuite- Multiple bright, open plan living spaces with vaulted ceilings up to 3.8m- Air conditioning and ceiling fans throughout- Separate laundry- Sparkling in ground pool, sundrenched pool side deck, veggie patch and plenty of secure grassed yard for kids and pets to enjoy- Two garden sheds (1 3x3m & 1 3x1.6m)- Solar panel system installed - Double lock up garage with room for additional parked cars on driveway- Fully fenced 765m<sup>2</sup> corner 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. Submit an enquiry to receive a copy of the Information Pack or contact Tina Nenadic or Tess Love for further information today.

**ABOUT MERRIMAC** The suburb of Merrimac is renowned for its affordability, accessibility, and family-friendly amenities. The area boasts several highly regarded public and private schools, such as All Saints Anglican College, St. Michael's College, the recently established Star of the Sea and Merrimac Primary schools, as well as multiple parklands. Residents of Merrimac enjoy convenient access to several popular shopping centres, including the Robina Town Centre and Worongary Town Centre, as well as a range of parks and recreational options, including the upcoming Greenheart project. Golf enthusiasts will find plenty to love about Merrimac, with the suburb being home to the first Jack Nicklaus signature golf course at Lakelands. While Merrimac currently benefits from ample public bus transportation, plans are in place to establish a train station in the near future. The closest beach to Merrimac is Kurrawa Beach, which is located in Broadbeach and can be reached in approximately 15 minutes. This neighborhood is known for its excellent community spirit, with friendly neighbours, local parks just a short walk away, and a local shopping village around the corner. Public and private schools and shopping centres are within easy walking distance, and the Pacific Highway offers straightforward access to both the airport and Brisbane within 20 and 45 minutes, respectively. Additionally, Broadbeach is only a 12-minute drive away.

**Disclaimer:** In the preparation of this information, we have used our best endeavours to ensure that the information contained herein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify any information contained herein. **Disclaimer:** This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for functionality purposes