

23/18 Bourton Road, Merrimac, Qld 4226



Townhouse For Sale

Monday, 29 January 2024

23/18 Bourton Road, Merrimac, Qld 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Taya Rich

0410689590

Awaiting Price Guide

This good size 'duplex style' town home is positioned right at the 'end' of the community alongside a green space, and is designed for those who are looking for a solid investment, have a busy lifestyle, or just want to relax and enjoy minimal maintenance, within a well maintained quiet secure gated community. Being situated right in the heart of the Gold Coast, you will appreciate living in such a convenient location so close to numerous amenities. This 'no fuss' bright and tidy home is located only a very short walk to schools, green parks, dining/take away, transport, childcare, and Merrimac Shops/Grocery and Worongary Shopping Centre. Approx 8 mins drive to Robina Town Centre offering first class shopping, entertainment and dining experiences. Plus easy access to the M1 motorway, and approx 12-15 mins to beautiful Broadbeach and Pacific Fair Shopping Centre. Access to the M1 under 1 min drive, and under 5 mins, Robina Rail, Robina Hospital, Numerous Public & Private Schools, Titans Stadium & Sports/Recreation Parks, Golf Courses, and much more! Also will be within easy walking distance of the soon to be constructed Merrimac Train Station. PROPERTY FEATURES: FLOOR PLAN & VIRTUAL TOUR AVAILABLE Modern steel frame construction, rendered design, built in 2004 Spacious open plan lounge/dining area with light & modern 'timber look' durable flooring Large master room has a balcony with sliding glass doors, ensuite and double mirror robes 2 other queen sized bedrooms with built in robes All bedrooms have ceiling fans installed Air-conditioned living area, master bedroom/2nd bedroom Generous main bathroom with shower / bath and large vanity Sunny outdoor paved entertaining space adjoins dining area Modern kitchen with granite benches, ceramic cook top and dishwasher Blinds on all windows for added privacy Security screens on all doors and windows for added peace of mind Downstairs WC and internal laundry Single auto lock up garage with internal access and 2nd car park, also easy visitor parking available Rental potential - \$650 - 670pw Council rates approx \$2100 p/a Water approx \$380-420 per quarter Pet friendly by application to body corp The complex features: A lovely pool & spa plus bbq/entertaining areas all maintained for you Security gates, intercom and onsite Manager for peace of mind Access to the big green parkland next door, great for running the dog or kids to play Bc levies approx \$102pw - all inclusive (includes building insurance, building maintain, healthy sinking fund, facilities and common area maintain) As a Merrimac home owner/resident for 18 years now, I believe you will find this area very central and easily accessible to all that our beautiful Gold Coast has to offer! Properties like this are selling quickly, don't delay! For more information or to inspect please call Taya for inspection times. 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.