

# 23 Cabot Court, Merrimac, Qld 4226

## House For Sale

Tuesday, 17 October 2023



23 Cabot Court, Merrimac, Qld 4226

**Bedrooms: 3**

**Bathrooms: 2**

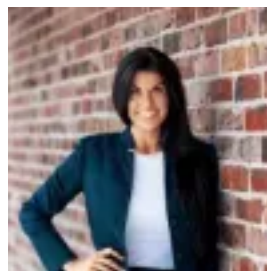
**Parkings: 2**

**Area: 577 m2**

**Type: House**



Tina Nenadic  
0402984898



Tess Love  
0755933111

## Offers above \$759,000

Quiet tranquility and privacy awaits you at 23 Cabot Court in Merrimac, offering both security and tasteful renovations throughout this charming family home. You will find this inviting property at the end of a no through road, behind a secure gated drive. A desirable layout awaits you with open plan living and dining areas flowing on from your well appointed kitchen, making family time and entertaining a breeze. Your master bedroom not only offers it's very own renovated ensuite, but it's own air conditioning, ceiling fan and built in robes. The rest of the family aren't missing out on their own piece of luxury with a beautiful shared bathroom, easily accessible to both rooms. Step outside to an enviable entertaining space - your covered patio overlooks the expansive yard and manicured gardens, all fully fenced for privacy and a secure area for kids and puts to play. If a double tandem carport right outside your door is not enough, you will find extra parking space available for all of your guests on this generous block. Whether you're a savvy investor, a first time home buyer or looking for a peaceful downsizer, this property is sure to tick most if not all of the boxes! 23 Cabot Court Offers:- 3 Bedrooms with ceiling fans- Tastefully renovated ensuite and main bathroom- Well appointed kitchen flowing easily onto your dining room- Spacious living area with split system air conditioning- Generous Master bedroom with split system air conditioning- Large enclosed and secure yard, inclusive of under cover entertaining area- Gated block, with double carport as well as extra parking spaces- Large garden shed- Situated on a quiet no through road Submit an enquiry to receive a copy of the Information Pack, Tina on 0402 98 48 98 or Milan on 0477 015 054 for more information or to book your inspection. 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.