

304/5 Bourton Road, Merrimac, Qld 4226



Sold Villa

Saturday, 27 April 2024

304/5 Bourton Road, Merrimac, Qld 4226

Bedrooms: 1

Bathrooms: 1

Type: Villa



Taya Rich

0410689590

\$119,000

Welcome to "Bougainvillea Lodge" a centrally located over 50's pensioner rental accommodation the heart of the Gold Coast! This great little villa is a secure 'no fuss' investment. There is already a great long term tenant in place, and they are fully equipped and well catered for in a peaceful and social living environment within walking distance to shops, transport and other amenities. There is currently no vacancy in this community, with others expressing interest to move in if one should become available in the future, giving you great long term security on your investment. (sorry no owner occupiers due to the scheme these units are under) **PROPERTY FEATURES/INCLUSIONS:** also see virtual tour and plan Unit income \$14,560 p/a Rates \$2,100 per year approx Water \$1080 per year approx Management (rental) fees 8.25% (includes gst) \$3635 bc fees total per annum - (approx \$69 per week) includes building insurance, public liability insurance, admin/sinking fund levies, common area/building maintenance This unit has a neat lounge room, a central bathroom/laundry, and bedroom with built in robe and a sliding door to outdoor area. Open plan design with kitchenette, electric/white goods/some furniture/home wares provided for tenants comfort. Each of the 80 single units are fully furnished, 100% tenanted at the moment and equipped with: One bedroom with single bed, air conditioning, built in robe and access to washing line and nice terrace with green outlook One bathroom/combined laundry with washer and dryer Neat kitchenette with fridge Ceiling fans in bedroom and living area Security screens to all windows and doors Smoke detectors (Level 1 Fire Safety rating) Great friendly onsite caretakers Bougainvillea Lodge is centrally located at peaceful Merrimac, easy access to all the Gold Coast has to offer. One min to Pacific Highway, and 15 mins to Broadbeach via Gooding Drive past Carrara Markets. Worongary Shopping centre with Coles and 40 shops is 500m away. Within 15 - 18 months we will have a train station within 5 mins walk away. Merrimac Tavern with pokies and TAB is less than 1km away; Mcdonalds, Coffee Shops & Take Away, all an easy walking distance and only around 10 mins drive major shopping centres of Pacific Fair, Robina, Beautiful Gold Coast's beaches and hinterland are only 15 minutes' drive away; Brisbane CBD is less than one hour drive on M1 There is a strong focus on making residents feel supported and appreciated. The building of solid relationships is encouraged, but a high value is placed upon allowing tenants the freedom to have their own space and privacy. You can enjoy the protection of security at all levels with the bonus of having full time managers living onsite to help with the tenants needs. The centre provides nutritious home-style meals and snacks for the residents. There is a community room for entertainment which has a library of books and videos for borrowing. Dont miss out on this great opportunity! For more information please call Taya today, Disclaimer: In the preparation of this document, 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