

3106/31 Bourton Road, Merrimac, Qld 4226

Apartment For Sale

Thursday, 9 May 2024

3106/31 Bourton Road, Merrimac, Qld 4226

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 103 m2

Type: Apartment



Anthony Steinberg

Interest From \$620,000

This 2-bedroom, 2 bathroom apartment is located in Building 3, on level 1 which has the unique difference of having balconies off each bedroom. This stunning apartment has been stylishly finished and features: - 2 Bedrooms both with air-conditioning & balconies - 2 Bathrooms - Spacious open plan air-conditioned living & dining - Gourmet kitchen with stone bench tops & quality appliances - Separate laundry - Balcony entertaining areas with scenic outlooks - 2 sought car spaces, tandem undercover configuration so both vehicles don't get weathered and are perfectly located directly opposite the lobby entry to this apartment. - Located on Level 3 offering panoramic views - Pet friendly complex - Low Body Corporate approx. \$68 per week - Currently tenanted with quality tenants

This is a great investment opportunity for the following reasons:- The apartment is tenanted and would ideally suit an investor.- This apartment has 2 undercover car spaces, the most sought after for renters, predominately being working professionals and these days many have nice cars they want to protect from weathering. - Located on level one appealing to a broader range of tenants not wanting lots of stairs.

COUNCIL/WATER RATES (outgoings) - Approximately \$2,500 per annum
BODY CORPORATE FEES (outgoings) - Approximately \$884.86 per quarter

STANDARD APARTMENT FEATURES - 40mm stone bench tops to kitchen - Ceramic bench top hotplates with range-hood exhaust - Stainless steel appliances - Glass splash back - Laminate timber flooring, tiles & carpet throughout - Tiled balcony - Walk in robe to master - Clothes dryer

COMPLEX FEATURES - 3 hectares of private parklands - Concrete driveways and pathways - On-site manager - Established gardens - Two swimming pools - Visitor car parking - BBQ facilities with generous outdoor entertainment areas - Audio Intercom System to all apartments

Perfectly located to enjoy the serenity of your surroundings whilst offering the convenience of local amenities, the residence is only minutes from Robina Town Centre and just a short drive to Bond University, the M1 and the region's iconic beaches and lifestyle. The Merrimac area is now being recognised as a standout location for commuters and easy access to the rapidly growing Robina business precinct.

For more information or to arrange a private inspection contact Anthony Steinberg on 0439 999 969