

**32 Macadie Way, Merrimac, Qld 4226**

**Sold House**

Wednesday, 20 September 2023



**32 Macadie Way, Merrimac, Qld 4226**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Tina Nenadic  
0755933111

**\$875,000**

The opportunity you have been waiting for! The previous contract has unfortunately collapsed due to buyer's circumstances - don't miss it this time! An absolute standout opportunity for the astute buyer to secure a spacious, beautifully presented family home in a highly sought after location, with all amenities within easy reach. Upon entering this charming home, you'll immediately appreciate the seamless layout. With three bedrooms and two well-appointed bathrooms, this property is designed to accommodate the needs of your family effortlessly. The spacious master bedroom is a true retreat, featuring an ensuite bathroom and a walk-in wardrobe. Natural light fills every corner of the spacious living, kitchen, and dining areas, creating an inviting atmosphere for everyday living and entertaining. Step outside, and you'll discover a favored North-facing rear yard. It's a haven for outdoor enthusiasts and families alike. The covered outdoor entertaining area is perfect for hosting gatherings or enjoying peaceful moments, while the secure grassed yard is an ideal space for kids and pets to play safely. The double lock-up garage provides secure parking for your vehicles, with room for additional parked cars on the driveway. Features include: - 3 bedrooms, 2 bathroom single level home - Generous master bedroom with ensuite and walk in wardrobe - Spacious, light filled living, kitchen and dining space - Well appointed family kitchen - Favoured North facing rear yard with covered outdoor entertaining and secure grassed yard for the kids and pets to enjoy - Plenty of storage space throughout - Double lock up garage with room for additional parked cars on driveway - Solar panel system installed - Outdoor garden shed - 400m<sup>2</sup> land area - 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 now to receive a copy of the Information Pack or contact Tina Nenadic for further information.

**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. Michaels 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.