

3206/31 Bourton Road, Merrimac, Qld 4226

Apartment For Sale

Saturday, 23 December 2023

3206/31 Bourton Road, Merrimac, Qld 4226

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 95 m2

Type: Apartment



Anthony Steinberg



Louise Thom
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Offers Over \$575,000

Welcome to 3206/31 Bourton Road, Merrimac. This uniquely decorated 2 bedroom, 2 bathroom apartment will exceed expectations. Not all apartments here at Sage are equal, this particular apartment has its own unique ambience with moody tone feature walls that create a restful setting whilst looking out onto a private balcony framed with views to the hinterland and mountains beyond. Sit back of an evening and admire the moonlit skies or during the day watch the deer roam out yonder, yes its true, the deer photo featured was taken with the owners own iphone from her balcony, no edits here. Fantastic floor plan, with well appointed open plan living areas, quality fixtures and finishes throughout. A master bedroom with nature feature wall, you almost feel like you are sleeping under the stars. Stunning master bedroom walk-in wardrobe, with built-in cabinetry and modern ensuite. The gallery-style kitchen with stone bench tops, feature lighting, stainless steel appliances and soft-close cabinetry with the added additional space of an adjoining laundry which can double as a butler's pantry. Having only been built in 2016, the apartment has split-system air-conditioning and LED lighting throughout. The apartment owner recently upgrading ceiling fans to quality quiet DC fans for quiet and efficient natural airflow, together with stunning pendant lights lining the kitchen serving bringing a luxe living feel. This immaculate complex, is well cared for with professional onsite managers, two swimming pools, BBQ facilities and secure gated intercom access. - Level 2 apartment within the immaculate 'Sage Apartments' complex- Contemporary open plan living and dining with split-system air-conditioning- Modern kitchen with stone bench tops, feature lighting, stainless steel appliances and breakfast bar- Large master suite with walk-in wardrobe and ensuite- Second bedroom with built-in wardrobe- Spacious bathroom with bath/shower and toilet- Private balcony- Additional entry nook for storage or study purposes- Separate spacious laundry- Secure undercover car parking for 1 vehicle- Rental Appraisal: \$620-\$650 per week- Body Corporate: \$68.00 per week approx. Merrimac is fast becoming one of the most popular and best performing suburbs on the Gold Coast. Located in the centre of the Gold Coast you are within easy access to over 90% of the population within a 30 minute drive. Tied together with quick and easy access to the M1 for commutes north to the metropolitan hub of Brisbane and south to the vibrant southern gold coast, you'll seldom find a more central and convenient location. Great opportunity to suit an owner occupier to move in straight away or an astute investor with a 5.5% approx. gross rental yield. Call Louise or Anthony to arrange a personalised viewing.