

36/18 Bourton Road, Merrimac, Qld 4226

Townhouse For Sale

Saturday, 15 June 2024



36/18 Bourton Road, Merrimac, Qld 4226

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Type: Townhouse



Kate Setterfield
0402109000

OFFERS OVER \$699,000

This 3 bedroom, 3 bathroom townhouse with large living spaces, multiple outdoor entertaining areas and lovely views from the second floor is a must to inspect. The first level features kitchen with breakfast bar, generous living area which opens to a lovely fully fenced private rear yard. Also on the first level is the laundry, powder room and a remote lock up garage. In addition to the garage there is also secure parking for a second car, utilizing the front paved courtyard (security gated) and a third car parking if necessary via use of the driveway. The front courtyard could also be used as an entertainment area. The second level boasts three bedrooms (master with ensuite and private balcony) and a second bathroom (with both shower and bath). Views east to the city and west to the hills in addition to capturing refreshing breezes. This would be a lovely home for a family, as it essentially has two separate outdoor secure areas, is located in a highly sought after gated community with excellent on-site management and is within close proximity to parklands, excellent schooling, public transport and is only 4.5km to Robina Town Centre and 8km to Broadbeach and our beautiful Gold Coast beaches. There is currently an long term tenant residing in the property who has been with us for many years, so also an excellent opportunity for an investor if you are seeking an extremely well priced and well maintained property with a tenant who takes exceptional care of the home as they would be willing to extend the lease if this were to occur.

Features Include: • 3 Bedrooms • 3 Bathrooms • Remote SLUG • Security Gated Carport • Private Gated Estate • Balcony on 2nd Level • Fully Fenced Garden • Paved Security Gated Courtyard • Private Community • Close Proximity to Schooling, Parklands, Public Transport and Shopping Centres • Modern Render Façade with Brick Construction

Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but 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 the information contained herein.

Covid-19 Disclaimer: All representatives of our agency will conduct open homes and private inspections as per the social distancing rules in accordance with Government guidelines.