

4/2-6 Ghilgai Road, Merrimac, Qld 4226

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Villa For Sale

Thursday, 11 April 2024

4/2-6 Ghilgai Road, Merrimac, Qld 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Gregg Hewitt

Offer Over \$720,000

Looks new - Feels new - Is new : This single-level villa is located on the east side of the M1, just north of Robina, making it an ideal property for upsizers or downsizers. The convenient location offers easy access to amenities and attractions such as Robina Town Centre, Pacific Fair, and the Gold Coast's best surfing beaches, all within a 10-minute drive. Public transport is also available right at your doorstep, eliminating the need for a car. Additionally, the property boasts excellent on-site management. Key features include: * Gated secure community * Resort facilities - pool - spa - sauna - clubhouse - Parklands * Three oversized bedrooms with fans and built-in robes. * Two bathrooms, including an ensuite off the master bedroom. * A sizable kitchen with a spacious pantry, dishwasher, and ample cupboard space. * An open plan lounge/dining area that opens up to a private quiet N/E undercover entertaining area and spacious backyard. * Ideal for pets * Two car spaces - one single lock-up garage with internal access, and visitor parking. * Plenty of storage space. * Air conditioned

The complex also offers a range of resort-style facilities, including a large pool with a waterfall, secure gated access, a gym, a sauna, and a games/recreation room equipped with a kitchen for gatherings and parties. The property is within walking distance of excellent private and public schools, shops, a tavern, McDonald's, a service station, a bottle shop, parklands, and a bus stop. Furthermore, with plans for the new Merrimac train station, commuting to Brisbane CBD or Brisbane International Airport will become even more convenient in the future. Given the scarcity of single-level villas and the desirable location, it is recommended to act quickly to secure this coveted property. * Estimated Rental Appraisal \$700.00 per week * Body Corp approx \$130.45 per week (\$104 if pay early) * Rates approx \$2594.60 pa

Disclaimer: As the home is vacant virtual furniture has been used, The information provided has been obtained in good faith and is to be used as a guide only. @realty nor the acting agent/s provide any guarantees, undertakings, or warnings as to the accuracy, completeness, or up-to-date nature of the information provided by the Vendor or other Persons. We urge all interested parties to undertake their own due diligence independently in determining whether this information is in fact accurate. The website may have filtered the property into a price bracket for website functionality purposes.