

40 Macadie Way, Merrimac, Qld 4226



Sold Townhouse

Sunday, 20 August 2023

40 Macadie Way, Merrimac, Qld 4226

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Danny Khazen

\$673,000

An invitation is offered to step inside this spacious 4 bedroom, 2 bathroom plus powder room Townhouse located approximately 15 minutes drive to the beach to appreciate the open plan design, spacious air-conditioned living area, area and generous sized bedrooms on the second level. There are 20 photos to view of this property. Spread over two levels, the home offers comfortable living spaces that cater to your every need. The main level features a well-appointed kitchen equipped with modern stainless steel appliances, ample preparation space, and storage. It seamlessly connects to the meals and living area, which opens to a private courtyard bathed in the warm sunlight. The single lock up garage has internal entry and the powder room and laundry are conveniently located on the ground level further enhancing the ease of living. Heading upstairs, you'll find 4 generously sized bedrooms. These bedrooms feature walk-in and built-in wardrobes, offering plenty of storage space. The bedrooms share access to a well-appointed bathroom with a bath, providing comfort and convenience for residents and guests alike. The home is equipped with air conditioning and ceiling fans, ensuring year-round comfort. A single car garage and a single car space catering for two vehicles. The Townhouse - 4 upstairs Bedrooms with built in robes (Master with ensuite and walk in robe) - 2 Bathrooms. The main bathroom has a bath and there is a separate powder room on the ground floor - Contemporary kitchen with stone benchtops, stainless steel appliances and dishwasher - Air-conditioning and ceiling fans - Tiled living areas and carpeted bedrooms - Security screens and doors - Two levels - Owner occupied - Open plan living and dining areas downstairs extending to a private covered outdoor terrace - Ample storage - Modern estate with a pool and only 39 Townhouses - Single remote lock up garage plus an additional open car space - Pets allowed (subject to body corporate approval) The figures* - Reasonable Body Corporate TBA (Anticipated \$85pw) - GCCC Rates Approx. \$900 half year - GCCC Water Rates Approx. \$500 per quarter based on current usage - Approximate rental appraisal of \$700 - \$750 per week The location:-- Close to Sea Primary School, St Micheals College, All Saints Anglican School and Merrimac State School - Approx. 10 minutes drive to Robina Hospital, Cbus Stadium and Robina Town Shopping Centre - Approx 15 minutes drive to the beach - Close to many Golf courses including Lakelands, Palm Meadows and the Glades - Easy access to the M1 motorway and public transport routes Don't miss out on the opportunity to make this exceptional property your own as inspections are easily arranged call Danny K. 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.