

4105/31 Bourton Road, Merrimac, Qld 4226



Apartment For Sale

Monday, 6 November 2023

4105/31 Bourton Road, Merrimac, Qld 4226

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Raymond Pienaar
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Keely Pienaar
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Expressions Of Interest

This near-new, contemporary Sage apartment is truly a gem, perfectly situated in a prime location that radiates convenience. The design and features of this residence seamlessly capture the essence of modern living, creating an inviting and comfortable atmosphere. The abundance of natural light that bathes the interior, thanks to the high ceilings and full-length floor-to-ceiling sliding doors, enhances the sense of space and openness. The open-plan design not only optimizes the use of space but also ensures a smooth transition between the indoor and outdoor areas. The refreshing outdoor breeze that effortlessly flows through the interior adds to the delightful atmosphere, making it enjoyable throughout the year. Whether you're enjoying the breathtaking views during the day or night, the panoramas offered by this apartment are nothing short of magnificent. In addition to its remarkable features, the location of the apartment adds another layer of appeal. The "Sage Complex" provides a retreat-like atmosphere, with amenities such as an inviting in-ground swimming pool, outdoor BBQ dining facilities, and lush greenery. This complex not only complements the modern lifestyle but also offers a sanctuary where residents can celebrate tranquillity and beauty on a daily basis.

Home Features include: * Contemporary 2 bedroom, 2 bathroom apartment * The new owners will love the brand new carpets, flooring and a fresh coat of paint. * Generous Master Bedroom with a luxe ensuite and walk in wardrobe * Second bedroom features a built in robe and ceiling fan. * Bright open plan living, kitchen and dining which seamlessly flows to a spacious Entertainer's balcony with stunning views. * Designer kitchen with stone benchtops, quality appliances and breakfast bar. * Air conditioning and ceiling fans throughout * Thoughtfully designed separate laundry. * Secure basement car park. * Ample visitor parking * Low Body Corp fees of approx. \$72 p/week

Complex Features Include: Residents enjoy use of two sparkling pools with adjoining BBQ areas and an abundance of green spaces for some quiet reflection or to enjoy with friends and family. Families with children will appreciate the convenience of having Star of the Sea Primary School, St Michael's College, All Saints Anglican School and Merrimac State School just minutes away. The short 10 minute drive to Robina Hospital ensures that medical facilities are within easy reach as well as the conveniently located CBus Stadium and Robina Town Centre. The allure of the Gold Coast's beautiful beaches is just a 15-minute drive away. Residents can easily enjoy the sun, sand, and surf whenever the mood strikes. For golf enthusiasts, the location is ideal, with close proximity to renowned golf courses such as Lakelands, Palm Meadows, and the Glades. Easy access to the M1 motorway ensures seamless connectivity for commuters. Public transport routes are also easily accessible, providing alternative transportation options. Be Quick - this stunning apartment will not last. For enquiries please call Ray on 0414 380 698 or Keely on 0414 420 248. Price Disclaimer: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. 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. * denotes approximate measurements.