

6102/31 Bourton Road, Merrimac, Qld 4226



Sold Apartment

Saturday, 19 August 2023

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Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 93 m2

Type: Apartment



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\$565,000

Welcome home to this spectacular two-bedroom apartment providing tranquillity at its finest, located in Sage Apartments in the heart of Merrimac. Whether you're downsizing in space or foreseeing retirement, this modern residence is nestled within a serene yet conveniently central pocket, offering the best of both worlds! Step inside and experience a haven of contemporary living with quality finishes throughout. Boasting stunning views of the hinterland from every corner, allowing you to indulge in picture-perfect sunsets from the comfort of your home. The balcony effortlessly connects you to the picturesque surroundings of rolling fields & mountains, it feels like a scene from the Lion King! For those with a passion for cooking, the well-appointed kitchen features a 40mm stone benchtop and island bench complimented by a spacious laundry/butler's pantry, providing both practicality and convenience. The self-closing drawers and quality appliances present as new, after years of meticulous care, you won't find another apartment in this condition! The functional layout provides separation between bedrooms with the living, dining & balcony located in the heart of the apartment. With both bedrooms containing large windows inviting natural light furthermore showcasing the stunning outlook from every room! The study nook is also a desirable addition, allowing those who work from home a separate space for productivity! The timber oak flooring, combined with soft carpeted flooring in bedrooms, calming colours and textures, creates a welcoming and cosy atmosphere throughout. Air conditioning in the living area and master bedroom ensures year-round comfort, while the stylish vanity basins and built-in timber featured robe add a touch of sophistication to the bathrooms and bedrooms! Residents of this exceptional development can enjoy access to a range of stunning communal facilities, perfect for entertaining guests or relaxing with family and friends. The building itself is secure, providing peace of mind, while the elevated basement ensures convenient and hassle-free parking with an allocated car space! Should you have any questions, or wish for a private viewing, please do not hesitate to contact the agents today to make this extraordinary apartment your own! + Body Corporate Levies: Approx. \$58.26 p/w + Permanent Rental Appraisal: \$600 - \$650 p/w + Two Spacious Bedrooms + Two Modern Bathrooms + One Study Nook + One Allocated Car Space + Sage Apartments Merrimac + 3 Hectares of Private Parkland + Two Communal Pools, Barbeques & Walking Trails + Split System Airconditioning + Timber Oak Flooring + Electric Cooktop & Oven + Dishlex Dishwasher + Built-in Robes + LED Downlights + Butler's Pantry + Westinghouse Microwave + Simpson Dryer + Intercom System + Onsite Management + 750m, Gooding Drive + 1100m, Pacific Motorway + 2800m, Lakelands Golf Club + 8200m, Pacific Fair Shopping Centre

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