

**66/6-10 Bourton Road, Merrimac, Qld 4226**

**Townhouse For Sale**

Friday, 29 March 2024



66/6-10 Bourton Road, Merrimac, Qld 4226

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Tina Nenadic  
0755933111



Milan Egic  
0755933111

## Offers above \$599,000

This spacious townhouse set within the sought after complex "Merrimac Heights" presents an exciting opportunity for the astute buyer to secure their first home, downsize into or purchase savvy investment opportunity with all amenities within easy reach! Presently vacant and ready to move into, this original condition property offers the perfect blank canvas to make your personal touches and add value! Set over two levels, the property boasts three well sized upstairs bedrooms, one bathroom plus powder room. The spacious open plan living, kitchen and dining area makes the perfect space for entertaining family and friends with direct access out onto a private patio and lush gardens. Residents of 'Merrimac Heights' enjoy a resort-like lifestyle with access to not one, but two sparkling pools, two tennis courts, and a BBQ entertaining area, all surrounded by lush tropical gardens. The peace of mind provided by intercom security and gated access adds to the feeling of safety and exclusivity. Convenience is at your doorstep, with prestigious schools like Star of the Sea Primary School, St Michael's College, All Saints Anglican School, and Merrimac State School just minutes away. For your shopping and entertainment needs, Robina Town Centre Shopping and CBus Stadium are just a short drive away, as are the pristine beaches of the Gold Coast for those leisurely weekends. If you enjoy golf, you'll be delighted to know that Lakelands, Palm Meadows, and the Glades Golf Courses are all in close proximity. Plus, with easy access to the M1 motorway and nearby public transport routes, commuting to work or exploring the Gold Coast becomes a breeze. Some of the features of this property include:

- Original condition - make your personal touches and add value!
- 3 bedrooms, 1 bathroom plus downstairs powder room
- Open plan living, kitchen and dining space
- Private outdoor patio and gardens
- Downstairs laundry
- Single lock up garage
- Minutes to Star of the Sea Primary School, St Michael's College, All Saints Anglican School and Merrimac State School
- Approx. 10 minute drive to Robina Hospital, CBus Stadium and Robina Town Centre Shopping
- Approx. 15 minute drive to the beautiful beaches of the Gold Coast
- Close to an array of Golf Courses including Lakelands, Palm Meadows and the Glades
- Easy access to the M1 motorway and public transport routes

COMPLEX FACILITIES- 2 sparkling pools- 2 tennis courts- BBQ entertaining area set- Intercom security and gated security access

Submit an enquiry now to receive a copy of the information pack, or contact Tina Nenadic or Milan Egic today!

**ABOUT MERRIMAC** The suburb of Merrimac is renowned for its affordability, accessibility, and family-friendly amenities. The area boasts several highly regarded public and private schools, such as All Saints Anglican College, St. Michael's College, the recently established Star of the Sea and Merrimac Primary schools, as well as multiple parklands. Residents of Merrimac enjoy convenient access to several popular shopping centres, including the Robina Town Centre and Worongary Town Centre, as well as a range of parks and recreational options, including the upcoming Greenheart project. Golf enthusiasts will find plenty to love about Merrimac, with the suburb being home to the first Jack Nicklaus signature golf course at Lakelands. While Merrimac currently benefits from ample public bus transportation, the Merrimac train station is also currently under construction. The closest beach to Merrimac is Kurrawa Beach, which is located in Broadbeach and can be reached in approximately 15 minutes. This neighborhood is known for its excellent community spirit, with friendly neighbours, local parks just a short walk away, and a local shopping village around the corner. Public and private schools and shopping centres are within easy walking distance, and the Pacific Highway offers straightforward access to both the airport and Brisbane within 20 and 45 minutes, respectively. Additionally, Broadbeach is only a 12-minute drive away.

**Disclaimer:** In the preparation of this information, we have used our best endeavours to ensure that the information contained herein is true and accurate, and 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 any information contained herein.