

**79/6-10 Bourton Road, Merrimac, Qld 4226**



**Townhouse For Sale**

Monday, 15 April 2024

79/6-10 Bourton Road, Merrimac, Qld 4226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Karyn O'Dea  
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## Submit Offers on or Before 28th April 2024

It is Team Karyn O'Dea's absolute pleasure to show off this gem you've been eyeing! Tucked away in the sought-after Merrimac Heights, this bright and breezy 3-bedroom townhouse is all set for you to move right in. Key Features:

- Spacious open plan living & dining area complete with split air conditioning.
- The living room seamlessly extends into a charming balcony.
- Generously sized kitchen equipped with a dishwasher, ample cupboard space, and expansive countertops flows effortlessly into an outdoor grassy area, perfect for children and pets to play.
- The ground floor boasts a master bedroom equipped with a ceiling fan, built-in robe, and ensuite for added convenience.
- Two other generously sized bedrooms, each equipped with ceiling fans and built-in robes.
- Main bathroom upstairs is fully equipped with both a bath and shower and serves as a convenient two-way bathroom, also acting as an ensuite to one of the bedrooms.
- Separate toilet
- Internal laundry
- Solar panels
- Secure single lock-up garage with walk through space with a storage room or workshop and convenient internal access into the home
- Driveway parking for extra vehicle
- Local School Catchment: Merrimac State School, Robina State High School
- Independent Schools Nearby: Star of the sea school, all saints Anglican school & Saint Michaels College
- Residents of 'Merrimac Heights' enjoy use of a choice of 2 sparkling pools, 2 tennis courts and BBQ entertaining area set amongst lush tropical gardens, with the peace of mind of intercom security and gated security access

This neighbourhood is known for its close-knit community, with friendly neighbours, nearby parks, and a local shopping village. Schools, shopping centres, and Broadbeach are all within easy reach. For more information, please call Karyn O'Dea directly at 0402 005 706.