# 1301/31 Bourton Rd, Merrimac, QLD, 4226 Sold Apartment



Saturday, 24 August 2024

1301/31 Bourton Rd, Merrimac, QLD, 4226

Bedrooms: 2 Parkings: 2 Type: Apartment



Anthony Steinberg

### **Modern Apartment - Ideal Investment Opportunity**

\*\*. Please note inspection times are not published - send enquiry to register for upcoming inspections \*\*

Life at Sage....this modern, contemporary 2 bedroom apartment in a unique complex in the heart of the Gold Coast is completely surrounded by nature. Consciously connect with over 3 hectares of private parkland.

Conveniently located to 90% of what the Gold Coast has to offer. Literally minutes to supermarkets, cafes & restaurants, Gym, Pilate studio, laundromat and medical business and education precincts. Strategically located to the North and Southbound Pacific Motorway for easy commuting.

The apartment has quality finishes throughout from 40mm stone bench tops, air conditioning in living and master bedroom, and a spacious laundry/butlers alcove off the kitchen offer "a real point of difference". The main bathroom has a bath. Sought after 2 separate car spaces, not tandem.

This stunning apartment has been stylishly finished and features:

- 2 Bedrooms
- 2 Bathrooms
- Study nook
- Spacious open plan living & dining
- Gourmet kitchen with stone bench tops & quality appliances
- Separate laundry
- Balcony entertaining areas with scenic outlooks
- 2 (side by side) Secure car spaces
- Located on Level 3 offering panoramic views
- Pet friendly complex
- Low Body Corporate approx. \$68 per week
- Currently tenanted until: 14 June 2024 at \$580.00 per week [market rent \$600-620 per week]

## STANDARD APARTMENT FEATURES

- 40mm stone bench tops with under bench lighting
- Ceramic hotplates with range-hood exhaust
- Stainless steel appliances
- Glass splash back
- Laminate timber flooring, tiles & carpet throughout
- Tiled balcony
- Split system air-conditioning in main bedroom & living
- Massive walk in robe to master
- Clothes dryer & Built-in microwave
- Study nook

#### **COMPLEX FEATURES**

- 3 hectares of private parklands
- Concrete driveways and pathways
- On-site manager
- Established gardens
- Two swimming pools
- Visitor car parking
- BBQ facilities with generous outdoor entertainment areas
- Audio Intercom System to all apartments

## COUNCIL/WATER RATES (outgoings)

- Approximately \$2,500 per annum

## **BODY CORPORATE FEES (outgoings)**

- Approximately \$880.15 per quarter

Best of all, this peaceful oasis is just minutes to a world of shopping, entertainment and commerce. Sage Apartments offer sweeping views across vast expanses of open space toward the North East and mountain views across to the hinterland.

An unrivalled offering whether you're an owner occupier or investor looking to capitalise on one of the most popular and best performing suburbs.

For more information or to arrange a private inspection contact Louise Thom 0434 774 069 or Anthony Steinberg on 0439 999 969