

3104/31 Bourton Road, Merrimac, QLD, 4226

Sold Apartment

Saturday, 24 August 2024

3104/31 Bourton Road, Merrimac, QLD, 4226

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Anthony Steinberg

Exceptional Investment Opportunity in the Heart of the Gold Coast

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

Immerse yourself in luxury living at 3104/31 Bourton Road, Merrimac – a modern 2-bedroom apartment situated in a unique complex surrounded by nature. This fantastic investment property, boasting a strategic location and impeccable presentation, consistently attracts quality tenants.

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
- 1 Secure car space
- Pet friendly complex
- Low Body Corporate approx. \$68 per week
- Currently tenanted until: 9th October 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