

# 4305/31 Bourton Road, Merrimac, Qld 4226

## Apartment For Sale

Friday, 3 November 2023

4305/31 Bourton Road, Merrimac, Qld 4226

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 91 m2**

**Type: Apartment**



Anthony Steinberg



Louise Thom  
0434774069

## Interest From \$599,000

**\*\*Please note inspection times may not be published - send enquiry to register for upcoming inspections \*\***Welcome to 4305/31 Bourton Road, Merrimac. This beautifully presented 2 bedroom, 2 bathroom apartment with 2 car spaces will exceed expectations. Well appointed with spacious open plan living areas adjoining a large private balcony with a framed eastern view overlooking 3 hectares of greenspace with views beyond of the Gold Coast skyline. Sit back of an evening and admire the moonlit skies or spectacular lightning storms beyond. It doesn't get better than this. Sage Apartments feature aesthetically designed stunning master bedroom walk-in wardrobe, with built-in cabinetry and modern ensuite. The gallery-style kitchen with stone benchtops, feature lighting, stainless steel appliances and soft-close cabinetry with the added additional space of an adjoining laundry which can double as a butler's pantry. Having only been built in 2016, the apartment has split-system air-conditioning and LED lighting throughout. The apartment owner recently upgrading ceiling fans to quality quiet DC fans throughout the apartment for quiet and efficient natural airflow. This immaculate complex, is well cared for with professional onsite managers, two swimming pools, BBQ facilities and secure gated intercom access. - Modern third floor apartment within the immaculate 'Sage Apartments' complex- Contemporary open plan living and dining with split-system air-conditioning- Modern kitchen with stone benchtops, feature lighting, stainless steel appliances and breakfast bar- Large master suite with walk-in wardrobe and ensuite- Second bedroom with built-in wardrobe- Spacious bathroom with bath/shower and toilet- Private balcony- Additional entry nook for storage or study purposes- Separate spacious laundry- Secure undercover tandem car parking for 2 vehicles- Rental Appraisal: \$650-\$680 per week- Body Corporate: \$68.00 per week approx. 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 Merrimac is fast becoming one of the most popular and best performing suburbs on the Gold Coast. Located in the centre of the Gold Coast you are within easy access to over 90% of the population within a 30 minutes drive. Tied together with quick and easy access to the M1 for commutes north to the metropolitan hub of Brisbane and south to the vibrant southern gold coast, you'll seldom find a more central and convenient location. Great opportunity to suit an owner occupier or astute investor with a 5.5% approx. gross rental yield. For more information or to arrange a private inspection contact Louise Thom 0434 774 069 or Anthony Steinberg on 0439 999 969