

5204/31 Bourton Road, Merrimac, Qld 4226

Sold Apartment

Tuesday, 2 April 2024

5204/31 Bourton Road, Merrimac, Qld 4226

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Anthony Steinberg

\$635,000

Discover a prime opportunity at Unit 5204, a meticulously maintained 2-bedroom apartment on elevated level 2 of Sage Apartments. With a first-class tenant already in place, this is an investment opportunity not to be missed! The perfect blend of luxury and practicality: **Open Plan Living:** Experience the spacious and contemporary open-plan layout, seamlessly connecting to a private balcony overlooking serene greenspace, providing the ideal escape from the hustle and bustle. **Masterful Bedroom Suite:** Indulge in the master bedroom featuring a walk-in wardrobe with built-in cabinetry and a modern ensuite. **Gourmet Kitchen:** Delight in the gallery-style kitchen equipped with stone benchtops, feature lighting, stainless steel appliances, and soft-close cabinetry. Take advantage of the purpose-built study nook area, perfect for working from home. **Modern Comforts:** Enjoy the convenience of split-system air-conditioning and LED lighting throughout, ensuring a comfortable and energy-efficient living environment. **Immaculate Complex:** Benefit from the well-maintained amenities of Sage Apartments, including two swimming pools, BBQ facility, and secure gated intercom access, managed by professional onsite staff. **Convenient Location:** Positioned in Merrimac, a thriving suburb centrally located on the Gold Coast, with easy access to major thoroughfares like the M1, facilitating convenient commutes to Brisbane and the southern Gold Coast. **Financial Details:** **Market Rental Appraisal:** \$700 per week **Body Corporate:** Approximately \$68.00 per week **Current Tenant:** Enjoy the peace of mind of a reliable tenant already in place until 26/07/24 **Exclusive Viewing:** Seize the opportunity to explore Sage Apartments and unlock the door to modern, convenient living in Merrimac. Contact us today to arrange an exclusive viewing and secure your investment in this hidden gem! **Don't delay – this opportunity won't last long!**