

# 6 Mull Court, Merrimac, Qld 4226

## House For Sale

Thursday, 11 July 2024



6 Mull Court, Merrimac, Qld 4226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 808 m2**

**Type: House**



Tina Nenadic  
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## AUCTION

An unmissable opportunity awaits to secure a spacious home brimming with potential in a highly convenient location! Vacant and ready for immediate occupancy, whether you're seeking your next home or a promising investment, this property demands your attention. Motivated vendors instruct for an immediate cash sale at or prior to the Auction, Saturday, 3rd August, 1:30pm on site! Set on a desirable 808m<sup>2</sup> fully fenced block at the end of a cul-de-sac, this single-level home offers its fortunate new owner an exceptional opportunity to make their personal touches and add value. The spacious floor plan includes four bedrooms and two bathrooms, with the master featuring an ensuite. The heart of the home is an open-plan living area, kitchen and dining space that collectively adjoins two separate covered patios, including a rear entertaining deck complemented by a resort-style pool, tropical gardens and grassy yard. Parking is made easy with a double lock-up carport and additional driveway space for more vehicles. The location is highly coveted, just minutes away from prestigious schools such as All Saints Anglican School, Star of the Sea Primary School, St Michael's College, and Merrimac State School. Robina Hospital, CBus Stadium, and Robina Town Centre Shopping are only a short approx.. 10-minute drive away, while the stunning beaches of the Gold Coast await within a 15-minute drive. Golf enthusiasts will appreciate the proximity to renowned courses like Lakelands, Palm Meadows, and The Glades, offering endless opportunities to perfect your swing. Enjoy easy access to the M1 motorway and public transport routes, ensuring convenient connections to all that the Gold Coast has to offer. Neatly presented family home - ready for your personal touches to add value! Vacant and ready to move in or lease out for weekly returns 4 bedrooms, 2 bathrooms Master bedroom with ensuite Spacious living, kitchen, and dining area Well-sized kitchen with stainless steel appliances, gas cooking, and breakfast bar Living spaces adjoining a generous undercover patio, resort-style inground pool, tropical gardens, and grassed yard Additional covered entertaining patio at the front of the home Plenty of secure grassed yard for kids and pets to enjoy Air conditioning and ceiling fans installed Two garden sheds Double lock-up garage with additional driveway parking 808m<sup>2</sup> fully fenced block This property offers a fantastic blend of comfort, convenience, and potential. Don't miss out on this incredible opportunity! Submit an enquiry now to receive a copy of the Information Pack or contact Tina Nenadic for further information today! Will be sold at or prior to Auction Saturday, 3rd August, 1:30pm on site! Disclaimer: In the preparation of this information, we have used our best endeavours to ensure that the information contained herein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify any information contained herein.