

**6306/31 Bourton Road, Merrimac, Qld 4226**

**House For Sale**

Tuesday, 25 June 2024

6306/31 Bourton Road, Merrimac, Qld 4226

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Craig Smith  
0456819627

**\$689,000**

This stunning 2-bedroom, 2-bathroom apartment on level 3 offers breathtaking hinterland views from its outside balcony. The modern, spacious kitchen and open-plan living area, complete with full air-conditioning, create a truly special living experience. The master bedroom features a walk-in robe and a contemporary ensuite. The second bedroom is generously sized and conveniently located next to the second bathroom and separate laundry. Two allocated parking spaces directly below the apartment provide easy access, and the remote gates and intercom systems ensure your security. The newly added Merrimac train station, just a 3-minute drive, offers convenient travel options. Additionally, the expansive Robina Town Centre is only an 8-minute drive away, providing easy access to a wide range of shopping, dining, and entertainment options. Features include: • Immaculate 2 bed, 2 bath apartment • Spacious open plan living • Modern kitchen and bathrooms • Air-conditioning • Hinterland views • Separate laundry • Two secure parking spaces • Body corp approximately \$65pw • Rental appraisal \$720 - \$750 Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but 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 the information contained herein.