



# SOLD

## AN IMMACULATE FREESTANDING HOME THAT WILL TICK ALL THE BOXES

Positioned perfectly in the heart of Merrimac, this beautifully presented freestanding home is sure to impress. Boasting an ideal low maintenance lifestyle and a fabulous open living area that spills out to a gorgeous outdoor timber alfresco area, this unique home guarantees you'll be spending less time working and more time kicking back to relax with friends and family.

Property hallmarks include:

- Contemporary kitchen and appliances
- Large master suite with air conditioning, a generous walk-in robe and ensuite
- 2 further bedrooms with ceiling fans and built-in robes
- An expansive open living area
- A large outdoor timber alfresco area, perfect for entertaining
- A main bathroom including a shower and bathtub
- A downstairs powder room
- A low maintenance backyard
- 2 x Reverse cycle air conditioners (living area and master suite)
- Double lockup garage including a workshop bench
- A generously sized laundry

Located just 3 minutes from the M1 and a short drive from a number of great local restaurants, parks and schools, you'll appreciate the convenience of a variety of great facilities at your front door. Additionally, be spoilt for choice at Robina Town Centre, the second largest shopping centre on the Gold Coast, which is situated just minutes away.

This property has been priced to sell, please contact Ethan on 0481 454 400 to arrange a private viewing of this magnificent home today.

3 BED | 2 BATH | 2 CAR

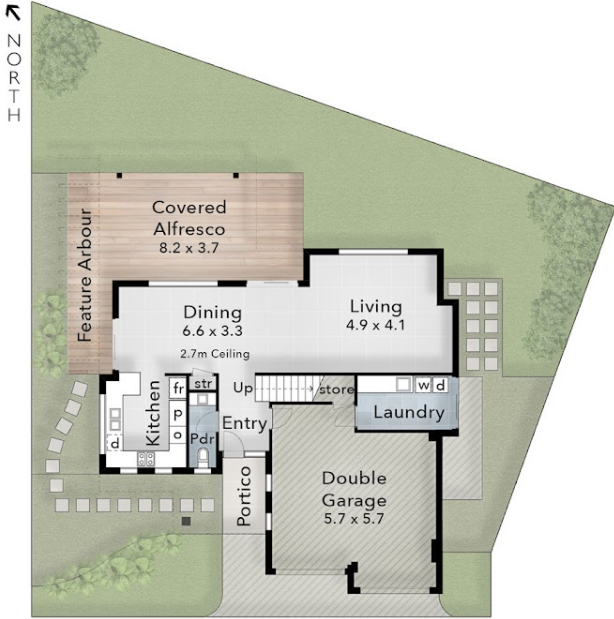
PRICE:  
\$547,500

OPEN FOR INSPECTION:  
N/A



**Ethan McCann**  
**0481454400**

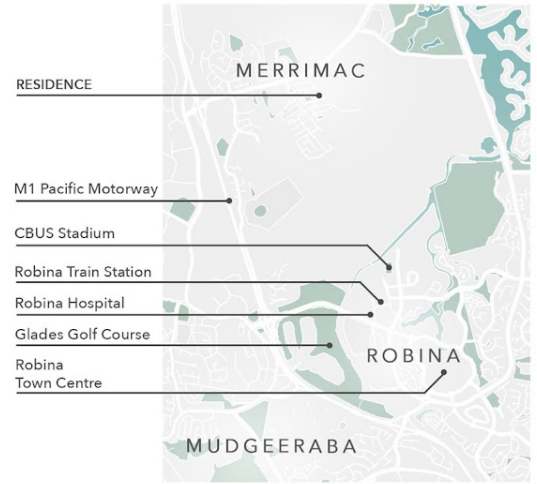
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// FLOOR PLAN  
Ground Floor



// FLOOR PLAN  
First Floor



// LOCATION MAP

ADDRESS UPON REQUEST

FLOOR AREA SIZES

Internal 180m<sup>2</sup>  
Arbour, Alfresco & Portico 43m<sup>2</sup>  
Total 223m<sup>2</sup> or 24 Squares

PROPERTY DETAILS

- 3 Bed  
- 2 Bath + Powder  
- 2 Car



PLANS FOR PURPOSE

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Ethan McCann 0481 454 400

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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