



**SOLD**

## 27/18 BOURTON ROAD MERRIMAC BEAUTIFUL TOWNHOUSE IN A GREAT LOCATION

This beautifully presented townhouse has just hit the market! Situated in a highly sought-after area in Merrimac, this incredibly well presented 3 bedroom townhouse presents a superb opportunity for the astute investor or owner occupier at an entry level purchaser looking for their first home.

As you walk through the entry you will feel the amazing serenity that this excellent property has to offer and best of all, step outside and all your entertaining needs are taken care of with a private and low maintenance court yard. Perfect for all your entertaining, or just relaxing with the family for those quiet moments.

Up-stairs are three excellent bedrooms including master with a large ensuite and balcony.

Downstairs the kitchen, lounge with timber vinyl flooring, laundry and single car lock up.

- \* Main bedroom with balcony & ensuite.
- \* Second bathroom with shower bath
- \* Open plan lounge/dining off the kitchen
- \* Timber deck off master bedroom
- \* Three bedrooms, all bedrooms with built-in robes
- \* Large main bathroom and toilet
- \* Guest parking
- \* 2 split system air-conditioners
- \* Fenced north facing yard
- \* Single garage with internal access and parking in front
- \* Complex facilities - In ground pool
- \* Very reasonable body corporate fee's
- \* Ideal easy care 1st home, investors or down sizer

Imagine enjoying the on-site pool on a hot summer's day. This small complex is waiting for you! Relax in your air-conditioned living room or catch the cool breeze on the balcony, you'll be excited to come home to every day.

**3 BED | 3 BATH | 1 CAR**

**PRICE:**  
\$338,000

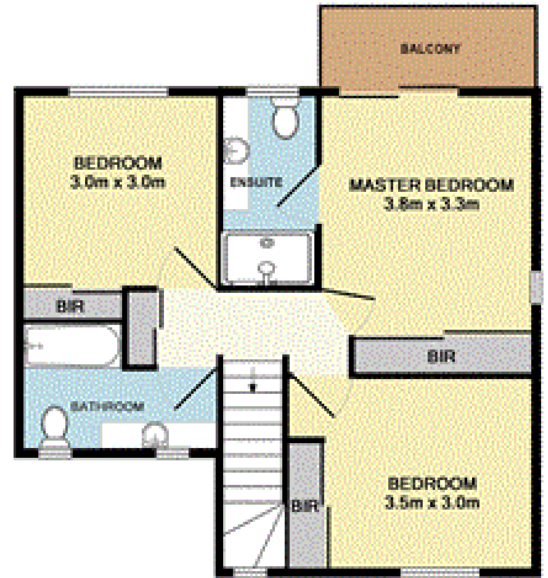
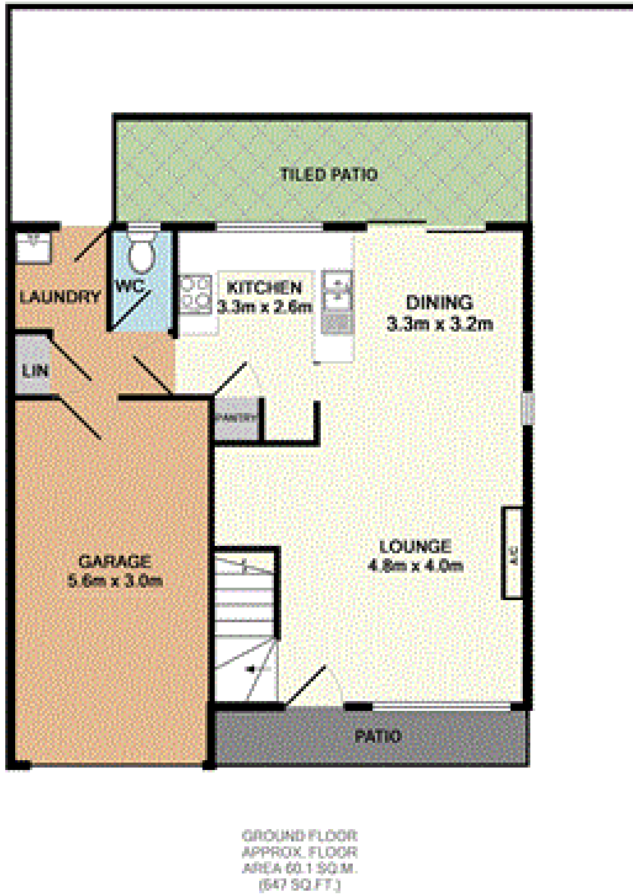
**OPEN FOR INSPECTION:**  
N/A



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# 18 BOURTON ROAD, MERRIMAC



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.