

# FOR SALE

3  | 2  | 2 

88 KINGARRY CIRCUIT, MERRIMAC, QLD, 4226



**SANDRA LIEBENBERG**  
PROPERTIES GOLD COAST

## EXCELLENT FAMILY LIVING IN PRIME LOCALE

This exceptional property captures the essence of convenient living with an abundance of natural light, neutral tones, space and design on a low maintenance 417sqm parcel of land and... with so much more potential to add your own personal touch.

The seamless flow between living and family plus three good-size bedrooms, main with en-suite, double lock up garage in a desirably family friendly area is ideal for the down-sizer, investor or young family.

Less than a few minutes to shops and cafes and a selection of public and private schools, main stream shopping centers and the M1.

**DON'T MISS THIS OPPORTUNITY !!!**

### Features:

- . Spacious layout with generous open plan living
- . Central kitchen with meals leading to outdoors
- . 417sqm parcel of low maintenance land with easy care gardens
- . Adjoining family kitchen with loads of bench space
- . 3 bedrooms, built-in wardrobes including master with en-suite
- . Child-friendly gardens with scope to add your own personal touch
- . Original bathroom complete with a bath tub and separate w/c
- . Internal access to the double garage with laundry facilities

**PRICE:**  
\$450,000

**OPEN FOR INSPECTION:**  
N/A

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