




# FOR SALE

4  | 2  | 1 

23 MERRIDOWN DRIVE, MERRIMAC, QLD, 4226



**SANDRA LIEBENBERG**  
PROPERTIES GOLD COAST

## FOUR BEDROOM BARGAIN WITH A PLUS!!!!

4 BEDROOMS 2 BATHROOM SINGLE LOCK UP WITH THREE SHEDS

This lovely freestanding home is in an established and premier part of Merrimac. It has been lovingly cared for and is immaculate and spotlessly clean.

Consisting of 4 bedrooms in the main house (or 3 plus study) three of the bedrooms are large doubles and the 4th single which would make a great home office, study or nursery. The master bedroom has a wall of built-ins and an en-suite and there are built-ins in the other 2 doubles. The main bathroom has a bath and shower with a separate W.C.

There is a modern kitchen with dining area and also another dining area off the lounge and accessible to the kitchen.

Now this home has a twist - behind 2 of the bedrooms and at present just off the outside terrace is another HUGE room presently used as guest accommodation. You can leave as is and use for the teenager, in-laws or other guests or knock through 2 of the bedrooms walls and create W.I.R's and en-suites for those bedrooms. The choice is yours but isn't it great to have such a choice. Build another storey and you will have fabulous views to Surfers.

This home has such potential and the garden has plenty of room for a pool. There is a single remote controlled LUG with plenty of space to the side to add another!

There is also 3 sheds which will be left on the property so that you can store all of your garden tools and boxes.

The outside terrace is shady and cool and looks onto the very private back garden.

**PRICE:**  
\$450,000

**OPEN FOR INSPECTION:**  
N/A

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