



**SOLD**

## CALLING SAVVY INVESTORS AND FAMILIES, THE UNICORN YOU'VE BEEN LOOKING FOR!

Presenting a plethora of opportunities for one lucky buyer!

Positioned on a large 705m<sup>2</sup> block in a quiet leafy culdesac, in the heart of Southport, this impressive double-storey family home at 9 Merinda Court presents an exceptional opportunity for those seeking space, comfort, and coastal convenience.

**BONUS!** Inclusive of Building Certified plans for a very funky unique 2 bed, 2bth 80m<sup>2</sup> home. Designed by Mell Miller at Funky Little Shacks, this really is next level cool...creative architecture at its finest! This home was designed to be built on the rear of the yard where there is plenty of room to do so, and keep the existing home.

This quaint residence showcases thoughtful design across the two levels, providing a range of options.

Relish in the delightful homely feel on the upper level, which provides 3 bedrooms-all of which are fitted out with beautiful white Plantation Shutters, 1bthroom with separate toilet, a generous lounge with exposed beams showcases the character felt throughout. Flowing out to a private rear balcony which overlooks the lush green yard and tranquil bushland setting. The comfort of old school are reminiscent with the sweet dining room and kitchen area, it feels like "home". Split system air con in the living area, and fans in the bedroom provide adequate cooling.

Downstairs delivers a fantastic Multi Purpose space. You can use your imagination here on how this could be used, but it spells value and certainly a perfect set up for either teenage children, parents, in-laws etc. Keep the family together or bring the family together, generational living has become very popular, yet hard to find properties to accommodate such arrangements. This gorgeous well thought out space is fully tiled, and airconditioned with its own private and separate entry. Securely poised with full Crimsafe screens all round. Inclusive of a large kitchen with loads of bench space and storage, a bathroom, beautifully fitted out cabinetry in the spacious wardrobe, and a generous open plan area for you to use as you see fit. Sliding doors open up to a private courtyard, views to the rear bushland, and inclusive of a carport.

A standout feature is the impressive Garage/"Boat Port", with remote controlled garage doors. Large enough to accommodate 3 cars comfortably, or two large Trucks/Utes, no problem! A roof height considerably higher than your standard garage is a huge welcomed bonus. Forget the

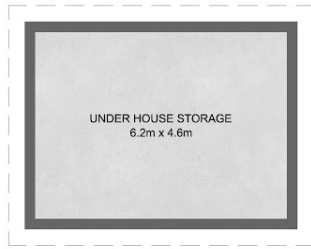
**3 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$1,240,000

**OPEN FOR INSPECTION:**  
N/A



**Michelle Cook**  
**0400262226**  
michellec@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



9 Merinda Court  
Southport

	3
	2
	3

Internal	: 131 m <sup>2</sup>
Covered External	: 94 m <sup>2</sup>
Total Floor Area	: 225 m <sup>2</sup>

**Michelle Cook**

0400 262 226

Indicative plan only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.

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.

