### 97/8-10 GHILGAI ROAD MERRIMAC











## **FOR SALE**

# INVEST FOR YOUR FUTURE - CENTRAL & SECURE LOWSET VILLA - WITH RESORT STYLE FACILTIES!

The stylish 'Lakeland Villa's' Community is located in a desirable and convenient area of the central Gold Coast. If you're looking for that sound investment, or a low maintenance home to downsize into later - you don't want to go past this one!

Within only a few mins walk to the local shops, BP Service Station, Bottle shop, The German Club, Mike's Kitchen, McDonald's Restaurant, Merrimac Tavern, and Public Transport is very accessible as are well respected Public & Private Schools, Independent College, Medical Centre/Chemist/Dentist and Child Care within 10-15mins walking distance.

The neat property is only a short stroll to a large parkland space within the community, and features massive pool plus kiddie's pool, heated spa, sauna, huge games/rec room and kitchen for parties, fully equipped gym, sunny deck with bbqs and tables for entertaining.

Properties like these are in high demand, so you had best be quick! For more information or an inspection please call Fergus today!

#### Property Features:

Single level lowest villa solid rendered brick and tile construction

Bright open plan living space

3 bedrooms with double built in robes and ceiling fans

Master bedroom with en-suite

Ceiling fans in all bedrooms

Large main bathroom with sep WC

Sizable kitchen with 2pac cabinetry and dishwasher

Covered patio adjoins dining area and neat private backyard

Air conditioning in living and dining area

Single lock up garage with extra cars space (plus plenty of visitors parking available)

Internal access from garage to the property

Secure gated community with intercom and great onsite manager

Security screen front door and back sliding door

### 3 BED | 2 BATH | 2 CAR

PRICE:

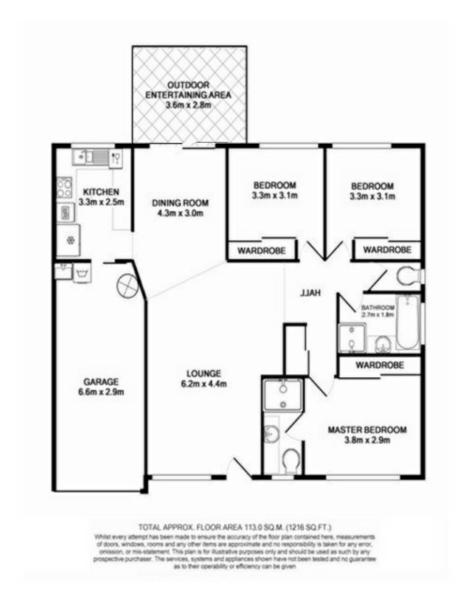
\$349,000

**OPEN FOR INSPECTION:** 

N/A



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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.

