

Merrimac, 18 Sunnybrae Close

LOW MAINTENANCE HOME WITH POOL & GREAT SIZED ENTERTAINING SPACE!

Presented to the market for the first time in 25 Years! This much-loved family home has been owner occupied for over 2 decades and it shows! Neat as a pin and meticulously looked after, the home has proven as a safe haven during the storms, a tropical paradise during the summers, and the perfect entertainer all year-round!

The property offers:

- North-facing standalone home with no body corporate on a flat near 500m2 block
- A well thought out functional floor plan in a fantastic cul-de-sac position
- 4 bedrooms or 3 plus additional rumpus/ office/ retreat —the space is there & the choice is yours!
- Separate family sized living area with newly replaced carpet
- Hub of the home kitchen which is a great size, offering plenty of bench space and the chef's favourite way to cook —a gas hob!



For Sale
CONTACT AGENT

View
ljhooker.com.au/35EPGMK

Contact
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- Large, tiled dining area with reverse cycle air conditioning
- A seamless flow from the indoor living to outdoor space
- Expansive under cover entertaining area overlooking the sparkling in ground pool
- Lots of natural light throughout the home
- King sized master bedroom with 2-way bathroom
- Tropical, fully established low maintenance gardens
- Good sized bathroom with bathtub and separate toilet
- Large laundry with additional storage
- Fully fenced yard with side access
- Garden shed
- Double lock up garage which will comfortably fit 2 larger vehicles
- Compliant smoke alarms + certificate
- Compliant pool fencing + certificate
- Last water rates approx. \$380 p/q
- Last rates notice \$984 half year
- Rental appraisal \$890-920 p/w

Prime Location:

- Situated just 10 minutes from Broadbeach's pristine beaches and world-class dining.
- Close proximity to the M1, making it easy to travel to Brisbane or explore the Gold Coast Hinterland.
- Centrally located, with Robina Town Centre and Pacific Fair just a short drive away for all your shopping, dining, and entertainment needs.

Family-Friendly Atmosphere:

- Home to reputable schools such as All Saints Anglican School, St Michael's College, and Merrimac State School.
- Plenty of parks, playgrounds, and walking paths, ideal for families and outdoor enthusiasts.

Convenience:

- Access to excellent public transport options, with bus routes and nearby train stations at Robina.
- Close to essential amenities, including local shops, cafes, and medical facilities.

Great Investment Potential:

- Merrimac offers a mix of established homes and modern developments, appealing to a wide range of buyers.
- A growing suburb with increasing demand due to its central location and accessibility plus the new Merrimac train station which is currently being built

Lifestyle Perks:

- Enjoy nearby golf courses, such as Lakelands Golf Club and Palm Meadows, perfect for golf enthusiasts.
- A relaxed, suburban vibe with everything you need just minutes away.

Merrimac truly offers the best of both worlds-peaceful suburban living with the buzz of the Gold Coast at your doorstep. Whether you're a family, professional, or retiree, this property and it's location tick a whole lot of boxes —contact Siarne Loeve today to discuss your viewing options!



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More About this Property

Property ID	35EPGMK
Property Type	House
Land Area	486 m2

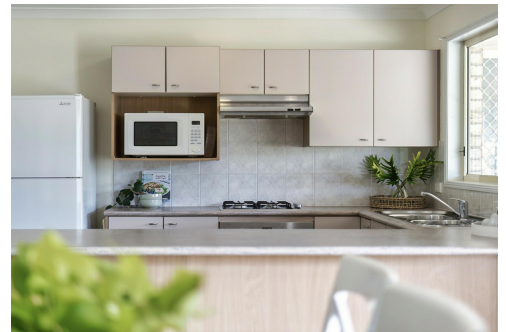
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18 SUNNYBRAE CLOSE, MERRIMAC

4 1 2

Internal: 147m² | External: 22m² | Total: 169m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

