

# 31 Longmorn Crescent, Merrimac, QLD, 4226

## House For Sale

Sunday, 3 November 2024



31 Longmorn Crescent, Merrimac, QLD, 4226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Beautifully Presented, Spacious Family Home with Two Large Living Areas

Nestled in the heart of sought-after Merrimac, this beautifully presented home offers an ideal blend of style, space, and comfort for the whole family. With recent renovations, lush gardens, and modern conveniences throughout, this property is ready for you to move right in and make it your own.

Boasting multiple living areas and a large kitchen, this home provides ample space for a growing family to enjoy. With beautiful, low-maintenance gardens and multiple outdoor entertaining areas and a tasteful interior, it's a residence that caters to both relaxation and entertaining.

### Property Features:

- 4 spacious bedrooms, including a master with a newly renovated ensuite
- Large modern kitchen with quality appliances, including a dishwasher
- New carpets and fresh paint throughout, creating a pristine interior
- Air-conditioning and ceiling fans for year-round comfort
- Open plan living area, perfect for family entertainment
- Separate tiled dining area with garden views
- Immaculately maintained gardens with two separate outdoor entertaining areas
- Ample storage throughout the home
- Double automatic lock up garage
- 21 energy-saving solar panels

### Location Features:

- Merrimac State School: 1.5 km
- St. Michael's College: 3 km
- All Saints Anglican School: 4 km
- Robina Town Centre: 5 km
- M1 Access: 3.5 km
- Broadbeach: 8 km
- Local parks and walking trails: within 1 km
- Robina Town Centre: 5 km
- Robina Train Station: 4.5 km
- Robina Hospital: 5 km

Submit an enquiry now to receive a copy of the Information Pack or contact Tina Nenadic on 0402 98 48 98 or Julianne Petersen on 0419 025 435 for further information today.

## ABOUT MERRIMAC

The suburb of Merrimac is renowned for its accessibility and family-friendly amenities. The area boasts several highly regarded public and private schools, such as All Saints Anglican College, St. Michael's College, the recently established Star of the Sea and Merrimac Primary schools, as well as multiple parklands.

Residents of Merrimac enjoy convenient access to several popular shopping centres, including Robina Town Centre and Worongary Town Centre, Q Super Centre Shopping and Pacific Fair as well as a range of parks and recreational options, including the upcoming Greenheart project. Golf enthusiasts will find plenty to love about Merrimac, with the suburb being home to the first Jack Nicklaus signature golf course at Lakelands.

While Merrimac currently benefits from ample public bus transportation, plans are in place to establish a train station in the near future. The closest beach to Merrimac is Kurrawa Beach, which is located in Broadbeach and can be reached in

approximately 15 minutes.

This neighborhood is known for its excellent community spirit, with friendly neighbours, local parks just a short walk away, and a local shopping village around the corner. Public and private schools and shopping centres are within easy walking distance, and the Pacific Highway offers straightforward access to both the airport and Brisbane within 20 and 45 minutes, respectively.

Disclaimer: In the preparation of this information, we have used our best endeavours to ensure that the information contained herein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective buyers should make their own enquiries to verify any information contained herein.