

# 6 Staffa Close, Merrimac, QLD, 4226

## House For Sale

Wednesday, 13 November 2024



6 Staffa Close, Merrimac, QLD, 4226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Elevated, Spacious Family Home in a Quiet Cul-De-Sac in the Heart of Merrimac

Best Offers by Tues 26th Nov 5pm - Owners Purchased Elsewhere! Must Sell!

Nestled in a peaceful cul-de-sac in Merrimac, 6 Staffa Close is a beautifully renovated property offering a blend of style, comfort, and functionality. Set on an elevated 877m<sup>2</sup> block, this home provides refreshing breezes and glimpses of the iconic Surfers Paradise skyline. The residence is thoughtfully designed for those who value both style and functionality, featuring a well-equipped kitchen, multiple spacious living areas, and a stunning outdoor entertaining area surrounded by beautifully manicured lawns and lush greenery.

Designed to embrace both indoor and outdoor living, this property includes multiple living areas filled with natural light, a spacious covered entertaining area, and ample room for vehicles. The standout large shed (4m x 7m), complete with a remote-controlled roller door, provides excellent storage or workshop space, while the expansive driveway offers plenty of room for a caravan, boat, or additional vehicles.

### Property Features:

- 3 bedrooms, 2 bathrooms
- Master bedroom with en-suite and timber venetian blinds
- All new mirrored wardrobes in all bedrooms
- Recently renovated bathrooms with stone tops and separate toilet
- Fully renovated laundry
- Newly tiled flooring throughout
- 4 x new air-conditioning units and ceiling fans throughout
- Well-appointed kitchen with Smeg self-cleaning oven, new dishwasher, and stone benchtops
- Large separate lounge room
- Second living area and dining room
- Covered outdoor entertaining area
- Large shed with automatic roller door ideal for boat or workshop (4m wide x 7m)
- Expansive driveway accommodating a caravan or boat
- Colourbond fencing around front and rear yards
- Newly painted roof
- New blinds throughout
- Room for a pool or extension
- Security camera system hardwired

### Location Highlights:

- Merrimac State School - 5 minutes (2.5 km)
- All Saints Anglican School - 10 minutes (6 km)
- Bond University - 12 minutes (8 km)
- Robina Town Centre - 8 minutes (5 km)
- Robina Hospital - 9 minutes (6 km)
- Gold Coast University Hospital - 20 minutes (15 km)
- Broadbeach - 15 minutes (10 km)
- Surfers Paradise Beach - 20 minutes (15 km)
- Pacific Motorway (M1) access - 5 minutes (2.5 km)
- Gold Coast Airport - 25 minutes (25 km)

Blending style and practicality, this home is perfectly situated and equipped for a relaxed Gold Coast lifestyle.

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

## ABOUT MERRIMAC

The suburb of Merrimac is renowned for its accessibility and family-friendly amenities.

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.