

2/127 Gooding Dr, Merrimac, QLD 4226

Sold - 28/04/2022

House 3 2 2



CONTEMPORARY COMFORT IN PREMIER PALMA SERENO COMPLEX

Offering superb sizing for young families and excellent investor appeal with a low-maintenance design, this light-filled townhouse is ideally positioned for both peace and convenience. Appointed with contemporary interiors and offering good space over two levels, there are superb resident facilities to enjoy along with exceptional private yard space.

Open for Inspection

By Appointment.

Positioned in the coveted Palma Sereno estate, a spacious design delivers generous sizing with easy-care appeal. Sleek tiled floors and reverse cycle air-conditioning flow throughout a spacious open-plan living and dining with superb natural light emanating throughout. Brilliantly appointed with abundant storage and stainless appliances, the well-appointed kitchen offers a generously sized footprint; a good supply of bench space with breakfast bar seating enhances functionality.

Glass sliders provide flowing access to a private courtyard; inviting indoor/outdoor flow leading to an alfresco entertaining zone with both covered and open-air space to host family and friends. Boasting one of the biggest yards and sizing rare in townhouse living, a large backyard is fenced and landscaped with easy-care greenery for your own private retreat.

Three built-in bedrooms are privately positioned on the upper level, each with carpet and ceiling fans ensuring comfort. The master includes a walk-in robe with a private ensuite including a large glass shower and good vanity storage as well as a private balcony overlooking your backyard. The family bathroom matches in style and includes a separate bath. Additional features are superb storage, separate laundry, with third toilet and double garage.

Residents are spoiled with superb facilities that include a swimming pool and tennis court with gated secure entrance. Investor appeal is vast with low body corporate and a rental income of approximately \$630-\$650 per week.

Convenience doesn't get better with a central location allowing superior access to a range of amenities. St Michael's College, dining and local shops are close by with bus services and the M1 handling any commuting further afield with ease.

- Family sized townhouse in premier estate
- Double storey layout with private position
- Open-plan, air-conditioned living and dining on tiled floors
- Spacious kitchen with great storage and wrap around bench space

Listed By

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