



13 Nicklaus Court Merrimac QLD

OWNERS INSTRUCTIONS TO PRESENT ALL OFFERS

There are very few vacant waterfront allotments available for sale in the central Gold Coast area and no premium North to water allotments on the market at this point in time.

Secure your future within the prestige security enclave that is Lakelands Signature Living.

- ? Low body corporate of \$45 per week
- ? Full use of resident only resort club house facilities including pool, BBQ area, gym and meeting area
- ? Boardwalk
- ? Boatable water with access through Clear Island Waters to Main River
- ? Surfers skyline view from 2nd level of your home

Price : \$ 865,000
Land Size : 818 sqm
View : <https://www.astras.com.au/sale/qld/gold-coast/merrimac/residential/land/6283822>



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VANTAGE 45MK2RF



DESIGN DISPLAYED AT
UPPER COOMERA
& BURPENGARY EAST

4 | 2 | 3 | 2

See life as it could be.

Can you fit a genuine Designer Series home, blessed with superior fixtures and fittings and 'everything that opens and shuts', on a narrow 12.5 metre wide block, still delivering four spacious bedrooms, and no fewer than four living areas? Yes, now you can. Indeed, choose a 14m wide block and you can make that five living areas, plus enjoy a full-sized bath in the master suite, large walk in robes in the additional bedrooms, and more. Make a far-sighted decision. Inspect this remarkable home today.

- Light filled, expansive open plan dining and family areas flowing seamlessly between indoor and outdoor
- Outdoor room to entertain family and friends all year round
- Multiple living areas on ground and first floor for large family living
- A space for everyone to enjoy and to make their own
- Separate home theatre room for your own private movie nights, or extra living space
- Private study towards front of home, away from main living areas
- Stunning contemporary kitchen with superb butler's pantry for extra preparation space and storage
- Grand hotel style master suite to front first floor of home with dressing room /walk-in-robe area and opulent ensuite
- Flexible family living with kids bedrooms located upstairs, with additional leisure space

Photographs in this brochure may depict fixtures, finishes and features not supplied by Metricon such as landscaping and swimming pools. Accordingly, any prices in this brochure do not include the supply of any of these items. For detailed home pricing, please talk to a sales consultant. For these and any other home design changes you may have in mind see your New Home Advisor

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4 | 2 | 3 | 2

fits
14.5m*
block width



GROUND FLOOR



FIRST FLOOR

HOME DIMENSIONS

House Area	38.65 squares
Garage Area	4.13 squares
Outdoor Area	1.78 squares
Portico Area	0.62 squares
Total Area	45.18 squares
House Length	21.71m
House Width	12.73m
Min. Block Width	14.5m*

ROOM DIMENSIONS

Family	6.15 x 6.48m
Dining	4.32 x 4.33m
Master suite	4.57 x 5.89m
Bedroom 2	3.32 x 3.20m
Bedroom 3	3.40 x 3.46m
Bedroom 4	3.38 x 3.46m
Double garage	5.89 x 6.01m

OTHER DESIGN OPTIONS

At Metricon, we understand that you may want to tailor your home to suit your needs. For information about structural and internal design options available for this home design and floor plan, please speak to your Metricon Sales Consultant.

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*Subject to orientation and fall of land and developer and council guidelines. Traditional floorplan shown.