



## 65 Nicklaus Court Merrimac QLD

4 2 2

### 50 SQUARES ON BOATABLE WATER

This is the best Villa in the street. Where else can you get boatable water on a golf course with hinterland views in such a central location? This 50 square three-storey villa has had no expense spared.

With practicality in mind, the owners have created this modern and cosy family home that can be opened up to accommodate even the largest families with the basement area featuring a billiard room, media room with stage and feature paneling, office, two lounge areas and additional guest room.

Enjoy the beautiful summer nights on the huge outdoor patio, fully insect proof, featuring an outdoor kitchen with display fridge. During winter, close the weatherproof blinds

**Price** : \$ 1,200,000

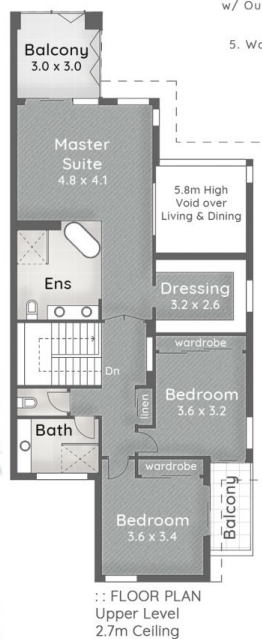
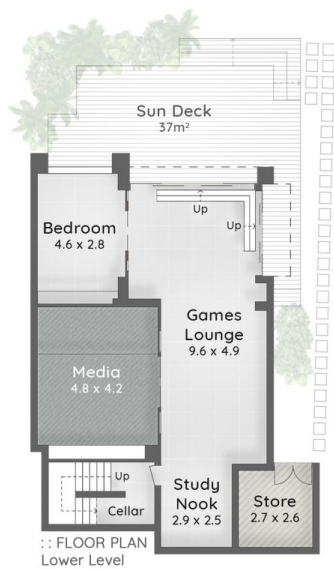
**View** : <https://www.astras.com.au/sale/qld/gold-coast/merrimac/residential/semi-detached/6284277>



**Oresti Astras**  
07 5593 2038



**Christine Demchenko**  
07 5593 2038



#### SITE PLAN LEGEND

1. Driveway Parking
2. Covered Entryway
3. Covered Alfresco w/ Outdoor Kitchen
4. Sun Deck
5. Waterfront Yard
6. Jetski Slip
7. Pontoon



NICKLAUS  
COURT

65 Nicklaus Court MERRIMAC

461m<sup>2</sup> 5 Bed + Study Nook 2 Bath + Powder 2 Car

Internal 364m<sup>2</sup> | Covered External 60m<sup>2</sup> | Sun Deck 37m<sup>2</sup> | Total 461m<sup>2</sup> or 50 Squares



Oresti Astras 0412 725 047

The overall presentation style, layout, imagery, fonts, background, colours and terminology are subject to strict copyright of Pure Design Concepts. No ownership is taken for building design. All measurements are approximate & individuals should rely on their own information. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)

puredesign plans for  
CONCEPTS purpose