

# 1/34 Worchester Terrace, Reedy Creek, Qld 4227



## Sold House

Friday, 3 November 2023

1/34 Worchester Terrace, Reedy Creek, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 182 m2**

**Type: House**



Viviane Madrieux

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**\$857,000**

Welcome to this stunning family home, perfectly situated in a tranquil neighbourhood that boasts convenience and comfort. This spacious and modern property offers an array of features designed to provide your family with a lifestyle of ease. Join us as we explore this fantastic home. As you step inside the property, you will immediately be drawn to the spacious lounge and dining room area, where comfort and style seamlessly merge to create the perfect setting for relaxation and entertainment. Continuing from the inviting lounge area, this property features a contemporary kitchen with stainless steel appliances, a high-quality electric oven and a seamlessly integrated dishwasher. This well-designed and thought out space prioritises efficiency. This property boasts a large master bedroom featuring a private ensuite bathroom for added privacy and convenience, as well as a spacious walk-in robe for all your belongings, it offers as well two more spacious bedrooms, each thoughtfully equipped with built-in robes, ensuring that every household has ample storage space to enjoy. To ensure your year-round comfort, this home features a split system air conditioning system. You'll be able to tailor the climate of your home to your liking in every season. This property also features a double lock-up garage. The fenced-off grass area is perfect for kids to play or pets to roam freely. The alfresco outdoor front deck is a entertainer's dream deck, perfect for hosting and celebrating in style and has a block out blind for complete privacy. The location of this property is truly fantastic. For families, there's a local park within walking distance, providing a perfect place for kids to play and explore. Experience a convenient lifestyle at The Observatory, where you'll find a natural sanctuary that allows you to escape the hustle and bustle while remaining close to all your essential amenities. Plus, you'll have some of the Gold Coast's finest schools mere minutes away, such as Somerset College and Kings Christian College. Key property features include:

- A spacious master bedroom complete with an ensuite and a walk-in robe
- Two more bedrooms, each equipped with built-in robes, providing ample storage space
- A contemporary kitchen fitted with stainless steel appliances, including a high-quality electric oven and a built-in dishwasher
- A split-system air conditioning system
- Double lock-up garage with internal access to the property
- A fully fenced grass area
- An inviting alfresco front deck with block out blind; the perfect setting for embracing entertaining & outdoor living
- Blinds and fans throughout the property for added privacy and comfort
- Water Tank
- The local park is just a short walk away, providing a delightful outdoor space for children
- Council rates: \$1,973.08 per annum (approx.)
- Water rates: \$964.47 per annum (approx., excluding usage charges)
- Rental Appraisal: \$750 - \$800 per week (approx. depending on market and season)
- Shared insurance: \$1,255.59 ( per annum, approx.)

This property offers a fantastic combination of modern living, comfort, and convenience. If you're looking for a family home that delivers on every front, don't miss the opportunity to make this house yours. Submit an enquiry now to receive a copy of the Diligence Pack or contact Viviane Madrieux on 0432 768 437 today. Disclaimer: We've taken every care to ensure the accuracy of this information, but we assume no liability for any errors, omissions, inaccuracies, or misstatements that may occur. The photographs display only certain parts of the property as they appeared at the time of capture. All numerical information, including areas, measurements, distances, and other details, is approximate. We encourage potential buyers to conduct their own inspections, inquiries, and seek independent legal advice before entering into a contract of sale, to confirm that all property details are correct and meet their needs.