# 13 Kirkwood Place, Reedy Creek, Qld 4227
## House For Sale

**Thursday, 16 May 2024**

**13 Kirkwood Place, Reedy Creek, Qld 4227**

**Bedrooms: 4**     **Bathrooms: 2**     **Parkings: 2**     **Area: 1431 m2**     **Type: House**



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**Auction**

Auction In Rooms, Wednesday 5th June at 11:00am. Level 1,16 Queensland Avenue, Broadbeach.Nestled in a serene locale, positioned in one of the most exclusive streets in Reedy Creek, this meticulously crafted residence blends modern aesthetics with beach house allure, promising a lifestyle of luxury and comfort. Step into a world of airy, sunlit spaces accentuated by high vaulted ceilings and exquisite timber flooring, exuding an irresistible charm that invites you to call it home. This Pinnacle Estate residence sprawls across a 1,431sqm landscaped block built over two exceptional levels of living with idyllic bush, ocean, and skyline vistas. A rare combination of privacy and exclusivity with quality sun-infused spaces that are comfortable, versatile and stylish for families, empty nesters, and entertainers. Extensive open-plan family and living rooms are surrounded by glass sliding doors creating seamless indoor/outdoor flow and capturing sensational skyline views. Well-equipped gourmet kitchen with a generous butler's pantry, Corian benchtops, European stainless-steel appliances and a large island bench with built-in wine fridges. These lifestyle spaces are complemented by soaring ceilings further enhancing the sense of space and luxury. The covered entertaining terrace with observation deck, built-in bar and 16.5m x 3m heated lap pool creates the perfect space to relax and entertain all year round. Oversized master suite with skyline and ocean vistas, substantial walk-in robe and luxurious ensuite with double vanity and freestanding bath. Downstairs; two generous sized bedrooms with built-in robes, family bathroom with bathtub and separate toilet. Full sized laundry with external access. Additional living room upstairs with 4th bedroom or optional office. With close proximity to the Reedy Creek Village shops and Gold Coast's best schools including Somerset College, Kings Christian College, Hillcrest College, Clover Hill State School and Robina State High School. A short drive to world class beaches, Robina Town Centre, Pacific Highway and cafes and restaurants. Property Features: • Coastal inspired split-level residence, architecturally designed • Bush, skyline and ocean vistas from every room of this meticulous residence • Positioned within the upmarket Pinnacle Estate • Open plan living and dining spaces with soaring ceilings • Modern kitchen boasting Corian Island bench, built-in wine fridges, top of the range appliances and concealed butler's pantry • Outdoor entertaining terrace overlooking a 16.5m heated lap pool• Viewing deck that captivates serene views • Expansive parents retreat with oversized master bedroom and walk-in robe, elegant ensuite with double vanities, double shower, full sized bathtub and heated towel rails • Three additional generously sized bedrooms all with built-in robes • Upstairs living space or parents/kids retreat• Secure parking for four cars including double garage • Remote controlled window coverings • Large 14kw solar system • Ducted reverse cycle air conditioning • Fully irrigated 1,431sqm block with manicured gardensProperty Specifics: • Council Rates: $1,050.78* half yearly • Water Rates: $521.40* per quarter• Body Corporate: $19.35* per week • Rental Appraisal: $1,300 - $1,400* per week*ApproxDisclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.