

136 Barden Ridge Road, Reedy Creek, Qld 4227

— **Reedy Creek** Coastal

House For Sale

Wednesday, 31 January 2024

136 Barden Ridge Road, Reedy Creek, Qld 4227

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 2339 m2

Type: House



Ilona Barry

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Expressions of Interest

Escape to a sanctuary of style and serenity in the highly-sought Kilada estate, with a single-level stunner that instantly impresses. Steeped in peace and privacy on just over half an acre, this 2016-built home blends elegance with functionality. An expansive and open plan kitchen, living and dining domain flows freely onto an alfresco area to make entertaining easy, while a movie room with large screen and projector and separate kids retreat ensures space to relax together or apart. Growing families will also appreciate the five bedrooms, two bathrooms and a powder room, which includes a light-filled master suite with walk-in robe and ensuite. Outside, a new magnesium pool overlooks tranquil bushland, complemented by a covered patio. Here, host guests, savour the views or watch kids and pets make memories in the secure yard. Parking is also plentiful, with a double garage, driveway parking and gated side access to accommodate a boat or jet ski, with the home powered by a robust solar system. Located in an exclusive and leafy cul-de-sac, quality schools and Robina Town Centre are close by. Plus, over 15kms of walking trails will tempt you to embrace nature, home to koalas, possums, wombats and wallabies. Afterwards, swap the bush for the beach, with Burleigh approx. 11km away. Make this your must-see and inspect today!

Property Specifications:

- Stylish and spacious single level stunner, steeped in peace and privacy
- 2339m² block in an exclusive cul-de-sac
- Built in 2016 by Chelbrooke Homes with high ceilings, quality finishes and a fantastic floorplan
- Modern kitchen with Caesarstone benchtops and large island bench, walk-in pantry and quality appliances including induction cooktop, oven, rangehood and dishwasher
- Elegant and expansive open plan design groups the light-filled kitchen, living and dining domain together before flowing onto an alfresco patio
- Media room with large screen and projector
- Third living area/kids retreat
- Generously sized master suite with walk-in robe and a tasteful ensuite with separate toilet
- Four additional bedrooms with built-in robes
- Main bathroom with stone vanity, bath, shower and separate toilet
- Laundry provides ample storage and an adjacent powder room
- Covered entertaining area overlooking a tranquil bushland backdrop
- New 9m x 4m magnesium swimming pool
- Low maintenance landscaped lawns and gardens with room for kids and pets to play
- Gated side access with concreted area to park a boat or jet ski
- Double garage with built-in nook, plus off-street driveway parking
- Freshly repainted exterior
- 18kW ducted air conditioning system
- Crimsafe security screens plus home security system
- Ceiling fans, near new carpets and quality window furnishings
- 24 panel 9kW solar system and 6kW inverter
- Water tank and garden shed
- Close to quality schools, shops and amenities and approx. 11km to Burleigh

Disclaimer: 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.