

17 Marriott Way, Highland Park, Qld 4211



House For Sale

Wednesday, 1 May 2024

17 Marriott Way, Highland Park, Qld 4211

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 733 m2

Type: House



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Expressions Of Interest Closing Sun 26th May

This beautiful property is located at 17 Marriott Way, Highland Park QLD. Positioned on highly desirable Marriott Way, Marriott 17 offers an all-round excellent home for family and entertaining. Beautifully presented and meticulously maintained, there is a lot to love. Commencing with gated entrance and full fencing across all areas of the property, Marriott 17 offers an ideal setting for children and pets. Established landscaped tropical gardens provide a picturesque effortless setting wrapping the home. A sparkling solar heated pool accompanied by poolside lounging caters beautifully for both winter and summer fun. Additional covered outdoor entertaining overlooking garden is conveniently located off the main living area and is great for every-day use. Master built with steel frame construction, Marriott 17 features a well-considered floor plan, highlighting separated parents and family accommodation, open plan centralized kitchen connects seamlessly to main living area, dining and lounge that opens out to covered outdoor entertaining. The gourmet kitchen features stone bench tops and walk in pantry and has an osmosis filtration system. Master suite overlooking pool and garden, is spacious and features hotel-style ensuite with large walk-in shower, bath and double vanity. A walk-in robe is also featured. Additional four bedrooms each with built in robes are positioned to the other side of the home. The main bathroom, also generous in size features bath, separate toilet and plenty of under bench storage. For year round comfort, all bedrooms and living areas are fitted with ceiling fans and split system air-conditioning is in the living area and master. For peace of mind, a 10kw (2 inverter) Solar System is installed. Separate laundry is spacious and opens out to private drying court. The double garage with direct internal access Located within twenty minutes from an array of private and public schools, Nerang Hub eek, Robina State School the property also enjoys close proximity to Robina Town Centre, Robina Hospital and medical hub, Robina Train Station and public transport and Mudgeeraba Village are also just ten minutes away and a mere 25 minutes to vibrant Burleigh Beach & Palm Beach. The M1 entrance connecting you to Gold Coast Airport (approx. 30mins), Brisbane CBD, our world-famous coastline destinations beaches and other recreational hotspots are within easy reach. Discover this magnificent property and the exceptional lifestyle opportunity that is on offer. See you at the first open home. To discuss your interest, please call Roberto Scartozzi on 0406 421 679 or Lisa Psaras on 0477 979 794. We look forward to welcoming you through.

LAND & INFRASTRUCTURE- 733m2 elevated block- Established landscaped gardens- Fully fenced and gated ideal for children and pets- Ozmosis water filtration to kitchen- 10kw Solar (2 inverters)- Solar Pool Heating- NBN connected

MAIN RESIDENCE- Single Story Residence- Highly desirable, elevated Highland Park address- Established tropical garden setting- Fully fenced and private- Well maintained, beautifully presented home- Steel Frame master-built construction- Functional floor plan- Sparkling feature pool fitted with solar heating- Split system air-conditioners throughout - Ceiling fans throughout- Solar System - Multiple outdoor entertaining areas - Open plan kitchen, lounge and dining that flows out to covered entertaining and private covered patio- Study or 5th Bedroom- Gourmet Kitchen with stone benchtops, osmosis filtration and walk in pantry- Living opening out to covered entertaining overlooking gardens- 5 Bedrooms (Master Suite with ensuite)- Master Suite is spacious and features large ensuite with private WC and walk in robe- Main bathroom also spacious with bath and private WC- Separate Laundry with direct access to private outdoor drying court- Ceiling fans throughout- Split system air-conditioning in main living area and master suite- Double Garage with internal access

RATES & FEES - GCCC Rates: \$978.95 approx. per six months- WATER Rates \$531.44 approx. per quarter

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. * denotes approximate measurements.