

**17 Riverina Court, Nerang, Qld 4211**



**Sold House**

Monday, 26 February 2024

17 Riverina Court, Nerang, Qld 4211

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 374 m2**

**Type: House**



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**\$1,190,000**

**MUST BE SOLD!** Circumstances call for **IMMEDIATE SALE - SENSATIONAL VALUE - Sparkling BRAND NEW Designer Home** – never lived in - 5 Bed, 3 Bath Asking price has been adjusted to **SELL**. My sellers have instructed me this **MUST BE SOLD**. Due to family circumstances they are reluctantly no longer moving in to this sensational **BRAND NEW** home they had built to live in. If you want **SENSATIONAL VALUE** this is undoubtedly the best you will find! Have you been thinking of building a home? Forget the fear of your builder going broke, additional unexpected costs or construction delays – move into this brand new, completed home immediately and enjoy your new lifestyle in the **RIVERINA** estate. Your sparkling new 5 bed-3 bath designer home is located within the exciting Riverina enclave which boasts 430 metres of absolute river frontage & a 26-berth marina with deep-water access. It's where you'll also enjoy the State-of-the-art 'residents only' club with swimming pool, spa, gymnasium, tennis court, cinema, cafe, library, barbeque areas & children's playground. But, your home (located in the Bowden Court Display Village) is where the 'lifestyle' magic happens & truly, this is a **MUST INSPECT**, particularly if you want the dual master bedroom option to accommodate another generational family member. Please study the floorplan to see what I mean here & also the photos generally because they better represent the massive lifestyle & value on offer here, & remember, you are so close to absolutely **EVERYTHING** you need. Entertainers & 'foodies' will absolutely love the size and layout of the kitchen with its 'Butler's Kitchen' potential. Check the photos – better still, come & see for yourself. The benefits of this massive family home offering are obvious – and now to the features: - Double auto garage with provision for two extra vehicles in driveway- 5 visitor car parks within an easy 10m walk - Polished tiles in living areas - timber thematic through bedrooms - Ducted climate control air conditioning for complete home heating or cooling (this features 8 zones across the entire home that can be operated individually, enabled to manage entirely from your mobile phone or the main control panel near the kitchen) Ground level - Living- Study/home office or visitors lounge - Laundry and Powder room- Separate Media Room- Large Open Plan lounge/dining/kitchen- An absolute **WOW** island kitchen – 4 seat breakfast bench- White stone top – massive working area – **HUGE** space- Walk-in Pantry – big enough to be a Butlers Kitchen- 5-burner gas cooktop, oven under + D/washer & microwave- Plumbed for X-large fridge- Huge covered & tiled entertaining deck - Grassed, fully fenced backyard – ideal kids & pets First Level – Sleeping- Modern retractable fans in all bedrooms + ducted AC- Master Bed #1 + large, covered tiled deck – walk-in-robe – classy ensuite - Master Bed #2 - built in robe + massive ensuite - Beds 3,4,5 good size, all with built-ins + fans + AC- Main bathroom – frameless glass shower + bath- Everything tastefully modern, as you would expect- Unbeatable location – handy to all conveniences, schools, travel etc Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.