

17 Riverlilly Street, Reedy Creek, Qld 4227



House For Sale

Saturday, 2 December 2023

17 Riverlilly Street, Reedy Creek, Qld 4227

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1169 m2

Type: House



Craig McCallum
0422545825

Auction

Embark on a journey of discovery as we unveil 17 Riverlilly Street, Reedy Creek, an exquisite residence that has been cherished by the second owners for the past 17 years. With a tinge of nostalgia, they are now prepared to turn the page and embrace a new chapter in their lives. This downsizing endeavour brings them closer to family, marking a significant and exciting phase in their journey. The allure of this home begins with its idyllic location, nestled at the end of a quiet cul-de-sac, gracefully embracing the serene beauty of Reedy Creek. Picture yourself waking up to the harmonious melodies of nature, with the adjacent reserve serving as your personal oasis - a daily enchantment that adds a touch of magic to every moment. Throughout the changing seasons, the landscape transforms into a stunning tapestry, creating a living masterpiece right outside your windows. Step inside and discover a residence designed with a thoughtful and versatile floor plan, providing you the canvas to imagine and craft your ideal living space. Multiple living zones and a spacious outdoor alfresco area offer perfect settings for both comfortable everyday living and year-round entertaining. Make no mistake, this property WILL BE SOLD at Auction (if not prior). Don't hesitate, make your interest known before it's too late!

Main Features:

- Well appointed kitchen in the heart of the home overlooking the serene backdrop of Reedy Creek
- Expansive king-sized master suite thoughtfully positioned at the rear of the home for privacy and adjacent to pool
- Spacious open plan living with magnificent cross flow breezes
- Generous laundry with plenty of storage
- Fully fenced yard with meticulously landscaped tropical gardens
- Double lock up garage with internal access to home and workshop
- Convenient attic access featuring a pull-down staircase for additional storage space
- Air conditioned workshop/multi-purpose room
- 2.7m ceilings in kitchen, casual meals and living room
- Additional study/office adjacent to workshop
- Children's playground at your doorstep (100m)
- Rental appraisal \$1,100 - \$1,200/week

Fixtures & Finishes:

- Crimsafe security screens to all windows/doors
- Built-in wardrobes and walk-in to master
- Ducted air conditioning throughout
- Electrolux appliances (induction cooktop)
- Roof restoration (less than 24 months old)
- 40mm Granite feature benchtop
- Motorised sunshade off alfresco
- Plantation shutters
- Hybrid flooring
- Upgraded LED downlighting
- Brand new insulation garage door
- Brazilian quartz pool coping
- Heated towel rails in both bathrooms
- 3 phase power to house

Additional inclusions:

- 3kw solar system
- Rainwater tank
- Solar pool heating (regulates around 29 degrees)
- New pool robovac
- New chlorinator
- Pool cover
- Queen Murphy bed
- Double Murphy bed in office/study

Year built: 2004
Internal size: 322m² (under roof)
Land size: 1,169m² (northwest facing)

Financials:
Council rates - \$994.31 approx. bi annually
Water rates - \$466.24 approx. per quarter (including water consumption)

Location: Nestled in the heart of the Gold Coast, Reedy Creek stands out as a coveted, family-friendly locale. Surrounded by lush nature reserves, this area offers an idyllic setting for a wholesome lifestyle. Experience the welcoming village ambiance at the local Reedy Creek Shopping Centre, boasting a range of conveniences such as a Woolworths supermarket, BWS, Zarraffas Coffee, and a medical practice. For a broader shopping and dining experience, the renowned Robina Town Centre is just a short drive away. Families will appreciate the proximity to esteemed educational institutions, including Hillcrest Christian College, King's Christian College, Somerset College, St Andrews Lutheran College, and All Saints Anglican School. Additionally, being within the catchment area for Clover Hill Primary School ensures access to quality education. Numerous popular childcare options further enhance the appeal for families. Nature enthusiasts will delight in the abundance of parkland surrounding the area, featuring a highly regarded off-leash dog park and scenic mountain bike trails. For those seeking a coastal escape, the sparkling sands of Burleigh Heads beach, along with its vibrant array of restaurants and cafes, are just a short drive away. Commuting is made easy with convenient access to the Gold Coast Domestic and International Airport.

Submit an enquiry now to receive a copy of the Diligence Pack for this property or contact Craig McCallum on 0422 545 825 for further information today!

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. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.