

# 18 Frog Rock Crescent, Reedy Creek, Qld 4227

## House For Sale

Friday, 19 April 2024

18 Frog Rock Crescent, Reedy Creek, Qld 4227

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 525 m2

**Type:** House



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## Expressions of Interest

If you are seeking the ideal place to call home in a quiet Observatory locale, you will be immediately impressed by this beautifully maintained residence. From the outset, manicured gardens welcome you and the experience continues throughout this well-designed, single-level home. Proudly positioned upon an easy-care low maintenance block, the home has enjoyed a full interior and exterior repaint affording it a fresh and vibrant appeal. The outdoor living space provides a private aspect and benefits from beautiful breezes. A well-considered floorplan includes abundant space for family lifestyle with four bedrooms plus separate living areas on offer. Perfectly located just minutes from top local schools, nature reserves and a well-loved local dog park. Your opportunity to embrace a life of relaxed coastal living in a prized community awaits. Standout features include:

- Centrally located kitchen with modern appliances, stone benchtops and pantry
- Tiled open plan living and dining areas with sliding door access to alfresco entertaining area
- Spacious carpeted lounge room
- Master bedroom privately positioned away from the other bedrooms includes walk in robe and modern ensuite
- Three additional bedrooms are located at the rear of the property and are serviced by the elegant main bathroom.
- Separate laundry room with stone benchtops and storage cupboard
- Double lock up garage with freshly painted flooring and external access door
- Sparkling inground salt-water swimming pool
- Tropical low maintenance landscaping

Additional inclusions:

- Split system air conditioning & ceiling fans
- Security screens
- Electric hot water

Year built: Approx 2005 Building Size: Land Size: 525 sqm Location: Reedy Creek is a prized, family friendly location with beautiful breezes and surrounded by nature reserves. You will enjoy the village atmosphere of the local Reedy Creek shopping centre complete with Woolworths supermarket, BWS, Zarraffas Coffee and doctor surgery. Robina Town Centre's shopping and dining precinct is only a short drive away. Close proximity to some of the Gold Coast's most renowned schools including Hillcrest Christian College, King's Christian College, Somerset College, St Andrews Lutheran College and All Saints Anglican School as well as being in the catchment to Clover Hill Primary School. There are also several popular childcare options. An abundance of parkland can be explored throughout the area including a very popular off leash dog park and mountain bike trails. This wonderful lifestyle is only a short drive to the glistening sands of beautiful Burleigh Heads beach, restaurants and cafes as well as an easy commute to Gold Coast Domestic and International Airport.

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.