

# 18 Riverlilly Street, Reedy Creek, Qld 4227

## Sold House

Friday, 1 September 2023

18 Riverlilly Street, Reedy Creek, Qld 4227

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1125 m2**

**Type: House**



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**\$2,100,000**

This big, bold exclusive residence in popular Reedy Creek raises the bar to a new level. Set amongst a beautiful bushland setting, in a quiet leafy cul de sac, this Dual Living residence offers the discerning buyer a unique home like no other in the area. Presiding over a 1125m<sup>2</sup> parcel of predominantly flat land, immersed in a totally private setting, overlooking bushland. Tucked away from neighbours and the hustle and bustle, you will never be built out or overlooked. Boasting two dwellings with purpose built Dual Living in mind, the owners have created a luxurious family home with a separate residence with its own separate entry. Perfect for family members to come & live with you or an additional income stream, that can be rented out. Destined to become the area's benchmark for living and entertaining, with its location and perfect use of space both inside & out. This resort-like property in this tightly held location is sure to impress.

**Main Residence Highlights:** - 5 bedrooms all with custom robes with drawers - Study/Office - Multiple living spaces both upstairs & downstairs - 2 bathrooms plus powder and two separate toilets (all wet areas throughout the house are tiled floor to ceiling) - Main bathroom with standalone bath - Master in on the ground floor with walk in robe, complete with custom cabinetry. Ensuite with wall hung timber vanity and stone top, mirrored shaving cabinet, double shower with rainwater heads, floor to ceiling tiling, frameless glass screens and soft closing black framed glass sliding entry door. - Entry via double Fluted glass doors - Open plan living & dining with square set high ceilings - Fully tiled downstairs, carpet upstairs only - Kitchen the centrepiece of the home with its bold black and timber cabinetry, striking Natural Elba blue Marble benchtops, top of the range dual Electrolux appliances with steam & air fryer pyrolytic wall ovens, 5 burner gas cooktop, fully integrated dishwasher, brass sinks, soft closing cabinetry, double plumbed fridge cavity. - Laundry with matching natural marble benchtop & splashback, drying stations, overhead and under bench cabinetry which include 4 x built in laundry baskets, brass sink and black tapware. - Outdoor Entertainers Patio, a huge 14.6m x 4.5m space with vertical wall garden, alfresco dining, room for a full-size pool table and lounge area that overlooks the sparkling resort style inground heated swimming pool. Entertain all year-round in this spacious, fully tiled and covered space, complete with 2 x industrial fans, TV & power points. - Designated 'Kids playground' fully fenced - Ceilings fans throughout - Split System Air Conditioners x 3 - 5kW Solar System - Double Lock up garage with built in shelving and storage space

**Dual Living Residence:** - 2 bedrooms with built in robes - 1 bathroom with Sep. WC - Tiled living/ Dining area - Fully operational kitchen with soft closing cabinetry, overhead cupboards and deep pot drawers, wall oven, cooktop & range hood, double sink and plumbed fridge cavity. - Ceiling fans - Security Screens - Open-Air Deck to the rear with small garden and grassed area - Covered Patio 4.1mx 3.5m - Single Lock up Garage with internal Laundry - Water tank

**General Property Highlights:** - 1125m<sup>2</sup> block - Designated 'Kids Playground' with a flat grassed area - Tropical heated pool with (18kW heat pump) & water feature - Triple Garage plus additional parking off road for another 4 vehicles - Split System Air conditioners & Ceiling fans throughout both dwellings

Rental Appraisal available upon request Council Rates \$1,110 (6 months) Water Rates \$592 (quarter for both dwellings) Land: 1125m<sup>2</sup> House Size: 466m<sup>2</sup> Year Built: 2003 Location: -Reedy Creek Plaza is located a couple of minutes away and is home to the local Woolworths, Cafes, BWS, Doctors & Hairdressers. -Short 10-minute drive to nearby Robina Town Centre & Dining Precinct, movie cinemas and Robina Hospital. -60 minutes to Brisbane CBD and 7 minutes to Varsity train station. -Burleigh Heads Beach a short 8 min drive. - Just minutes to some of the Gold Coast's most sought-after private schools including King's Christian College, Hillcrest College, St. Andrews and Somerset College.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.