

# 3 Eden Circuit, Reedy Creek, Qld 4227

## House For Sale

Tuesday, 28 May 2024

3 Eden Circuit, Reedy Creek, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 442 m2**

**Type: House**



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## CONTACT AGENT

Award-Winning Hamptons Style Home: Rare Opportunity Awaits! Get excited because properties like this don't come up often. This single level 3 bedroom, 2 living area, double lock up garage in prime location is perfect for anyone considering downsizing or could suit a growing family. With options for dual living or just great separation between kids lounge and the main living area. This home has a beautiful outdoor area with pitched roof, outdoor kitchen perfect for entertaining, feels so private with bushland outlook and only 2 neighbours. Master bedroom has walk in robe and large ensuite with floor to ceiling tiles. Venetian blinds adorn the windows and main sliding door out to another private outdoor space. Quality Kitchen with granite benchtops and extended built-in breakfast table as well as break fast bar. There is a small study nook for staying organised and a small butlers pantry hidden from site behind exquisite quality cabinetry. The high ceilings make this feel grand along with the quality build you will feel like royalty and the envy of your friends. 3 bedrooms Built-in Ducted air-conditioning throughout Spacious Master Bedroom with Walk in robe Floor to ceiling tiles in both bathrooms 2 living areas Solar Stamped plans for small pool Outdoor kitchen with sink Fully fenced Butlers Pantry 2 outdoor areas New fencing Only 2 neighbours Low maintenance Prime location High ceilings Double lock up garage Potential for dual living - private retreat

Reedy Creek is one of the most sought-after suburbs on the Gold Coast, known for its serene environment, picturesque landscapes, and family-friendly atmosphere. Situated in the prestigious Observatory estate, 3 Eden Circuit benefits from a peaceful, elevated position with stunning views and a sense of exclusivity. Proximity to Essential Amenities Schools: Highly regarded educational institutions are within close proximity, including Hillcrest Christian College, King's Christian College, and Somerset College. This makes it an ideal location for families seeking quality education options. Shopping and Dining: The property is just a short drive from major shopping centers like Robina Town Centre, which offers a variety of retail stores, dining options, and entertainment facilities. Healthcare: Access to top-notch medical facilities is easy, with Robina Hospital and several medical centers nearby. Connectivity and Transport Transport Links: Reedy Creek is well-connected via the Pacific Motorway (M1), making commuting to Brisbane or other parts of the Gold Coast convenient. Public transport options, including bus routes and nearby train stations, provide additional flexibility for residents. Airport Access: The Gold Coast Airport is just a 20-minute drive away, making domestic and international travel straightforward for frequent flyers. Lifestyle and Recreation Outdoor Activities: Nature lovers will appreciate the abundance of parks, walking trails, and nature reserves in and around Reedy Creek. The area promotes a healthy, active lifestyle with plenty of outdoor recreational opportunities. Beaches: World-famous Gold Coast beaches are just a short drive away, offering pristine sand, surf, and a vibrant coastal lifestyle. Strong Investment Potential High Demand: The suburb's desirability ensures strong rental demand, providing consistent rental income for investors. Capital Growth: Reedy Creek has shown impressive capital growth over the years, driven by its strategic location, quality infrastructure, and continued development. Future Developments: Ongoing infrastructure projects and community developments in the surrounding areas promise to enhance property values further. Community and Safety Community Spirit: Reedy Creek is known for its tight-knit community and welcoming atmosphere. Residents enjoy a strong sense of belonging and community spirit, making it a great place to raise a family. Safety: The suburb boasts low crime rates, ensuring a safe and secure environment for all residents. Quality of Living Modern Amenities: Properties in Reedy Creek, especially in the Observatory/Varsity Heights estate, are modern and well-maintained, offering high standards of living. Peaceful Environment: The quiet, leafy streets and low-density housing contribute to a tranquil living experience, away from the hustle and bustle of urban centers.

3 Eden Circuit - The Perfect Blend of Luxury and Practicality 3 Eden Circuit stands out as a prime example of what Reedy Creek has to offer. Here are some highlights of this exceptional property: Architectural Excellence: The home features contemporary design elements, high-quality finishes, and thoughtful layouts to maximize comfort and aesthetics. Spacious Living: Generous living areas, well-appointed bedrooms, and ample outdoor space provide the perfect setting for both relaxation and entertainment. Modern Conveniences: The property is equipped with state-of-the-art appliances, smart home technology, and energy-efficient systems, ensuring a convenient and sustainable lifestyle. Whether you are an owner-occupier looking for a dream home in a family-friendly environment or an investor seeking a high-yield, growth-oriented property, 3 Eden Circuit, Reedy Creek represents a fantastic opportunity. This location offers the perfect mix of convenience, lifestyle, and investment potential, making it a wise choice for discerning buyers. Be quick this won't last, Call Conrad Hyslop Reedy Creek Gold Coast Property Specialist. 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.