

34 Barden Ridge Road, Reedy Creek, Qld 4227

House For Sale

Friday, 29 March 2024

ONEPERCENT
PROPERTY SALES

34 Barden Ridge Road, Reedy Creek, Qld 4227

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 713 m2

Type: House



Megan Cranitch

0730416041

Expressions of Interest

Welcome to 34 Barden Ridge Road in the highly sought after Observatory Estate in Reedy Creek, where sustainability meets elegance. This prestigious property is a masterpiece of design and craftsmanship, offering a perfect blend of style and modern living. As you enter, you are greeted by the grandeur of high ceilings that create a sense of space and luxury. The top level is a haven of open-plan living, with a modern kitchen, complete with Miele appliances and a built in coffee machine, that is sure to delight any aspiring chef. Step out onto the balcony and be captivated by the breathtaking skyline views stretching all the way to Burleigh Beach, creating a backdrop of serenity and beauty. On this level you will also find the laundry with side access, two oversized bedrooms, bathroom & an expansive master suite complete with a large walk in robe and ensuite. Downstairs, a cozy cinema room with a convenient kitchenette offers a perfect spot for movie nights, watching sporting events or quiet evenings in. The additional bedroom with an attached bathroom provides flexibility and privacy for guests or family members, also perfect for dual living! Outside, the expansive backyard beckons for outdoor gatherings and lazy afternoons by the sparkling pool, surrounded by meticulously manicured lawns, complete with a storage room for all of the pool floats and equipment. As you explore this stunning residence, you'll discover that every detail has been carefully curated to offer a lifestyle that not only exudes comfort, style, and sophistication but also prioritizes sustainability. The inclusion of a 4.5 kW solar system with 18 panels and a 3-phase power supply showcases a commitment to reducing carbon footprint and embracing renewable energy sources. The inclusion of a store room under the home further enhances the property's functionality and storage capacity, housing 6000 litre water tanks. These eco-friendly features extend to water conservation, supplying water for washing machines, toilets, and external taps, complete with an override system for efficient water usage. This thoughtful integration of sustainable practices seamlessly blends with the luxurious amenities and modern design elements, creating a harmonious living environment that embodies the best of both worlds. Experience the epitome of prestigious, sustainable living at 34 Barden Ridge Road, where every aspect of this exquisite property reflects a commitment to a greener future without compromising on comfort or style. Embrace the opportunity to immerse yourself in a lifestyle that not only fulfills your desires for sophistication and elegance but also aligns with your values for environmental responsibility.

FEATURES*4 bedrooms with new carpet*3 Bathrooms*Cinema room complete with wet bar*3 car garage with epoxy flooring and storage/benches*Open plan living*Open plan kitchen complete with Miele appliances and built in coffee machine*Large deck off living room and master bedroom*Views to Burleigh Skyline*Large family size pool & backyard*4.5 kW solar system with 18 panels*Lawn irrigation system*Water tanks*3-phase power supply and so much more

Being positioned just moments from excellent schools such as Hillcrest Christian College, Kings Christian College, Gold Coast Christian College, Somerset College, also in the catchment area for Clover Hill State School and Robina State High School, makes this home a great location for families. Don't miss the chance to experience the epitome of living at 34 Barden Ridge Road Reedy Creek. Contact Megan Cranitch your Resident Reedy Creek Specialist TODAY 0413 578 336

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.