

65 Cordyline Drive, Reedy Creek, Qld 4227



House For Sale

Thursday, 11 April 2024

65 Cordyline Drive, Reedy Creek, Qld 4227

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 700 m2

Type: House



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Offers over \$1,799,999

Nestled within the esteemed 'Kingsmore Estate' 65 Cordyline Drive stands as a striking contemporary masterpiece. It boasts an award-winning architectural design crafted by Breeze Homes, a renowned construction company specialising in bespoke design and build projects, with a keen focus on energy efficiency tailored to complement the unique climate of Queensland. This meticulously maintained family abode exudes elegance and sophistication, offering turn-key convenience in an enviable locale. The open-plan, tri-level layout effortlessly meets the needs of any family dynamic. The expansive media room seamlessly transforms into a 5th bedroom, catering to a multi-generational family or providing a haven for teenagers, especially those who may assert their independence a tad early (we all know one, don't we?) Embrace the sun from various vantage points; whether it's sipping your morning coffee watching the sunrise over the picturesque sands of Burleigh from or enjoying an afternoon BBQ complemented with a serene sunset, this exquisite residence is a true year-round entertainer! 'Reedy Creek Reserve' acts as an extension of your backyard, offering a sense of privacy and tranquillity. Enhancing the convenience of this idyllic locale is the entrance to 'Glossy Black Reserve', a mere 250m from your doorstep. This nature haven boasts approximately 14km's of recreational trails, attracting a diverse community of enthusiasts including birdwatchers, hikers, mountain bikers, and trail runners! Encourage you to prioritise this property, clear your schedule, place it at the top of your shopping list, as it's here today and could be gone tomorrow! Submit an enquiry to receive a copy of the due diligence pack or get in touch with me on 0422545825 for further information.

Highlight Features:

- 3m vaulted ceilings inviting an abundance of natural light in, promoting magnificent cross flow breezes and enhancing the panoramic views
- Spacious and private king-sized master suite boasting a tranquil outlook over tropical gardens, backlit by the glistening city skyline
- His and Hers walk-in wardrobe in the master suite which frames the entrance to the stylish renovated ensuite offering floor to ceiling tiles, a rain-shower and double basins
- Three additional queen-sized bedrooms complemented with mirrored sliding wardrobes, Fujitsu split system A/C and ceiling fans
- Tastefully renovated main bathroom showcasing floor to ceiling tiles, free standing bath tub and toilet
- Chef worthy kitchen featuring a gas cooktop, near new Bosch pyrolytic oven, dishwasher and caesar stone island benchtop
- Large double door fridge cavity with water feed (W - 1.05m x H - 1.95m x D - 0.72m)
- 12 x 4.2m concreted side access with insulated carport (3.5m clearance) providing secure off street parking for additional oversized vehicles (motorhomes, boats or trailers)
- Briggs & Stratton 32Amp 3 pin plug wired into switchboard (allowing a generator to power the whole house in a blackout)
- Oversized double lock up garage with internal access, room for a home gym or workshop plus additional storage
- Soundproof media room with 3m recessed ceilings (optional 5th bedroom)
- Downstairs powder room (renovated May 2023)
- Fully fenced yard with low maintenance Indonesian inspired gardens
- Ample space for a pool with convenient side access for machinery
- Established fruit trees; Soursop, R2 Mango, Hass Avocado, Kaffir Lime, Lemon, Lime, Pomegranate, Custard Apple, Guava and Banana Tree

Fixtures & Finishes:

- Independent climate control with Fujitsu split system air conditioning and ceiling fans in all rooms
- All northeast facing windows professionally tinted, protecting your furnishings from harsh UV (Installed May 2022)
- Waterproof composite hybrid flooring / SPC Aquastone V7 - 7mm (Installed April 2023)
- 10.8kw solar system, Fronius 8.2kw Primo Inverter + Fronius Smart Meter (Installed May 2022)
- Powder coated anti-climb side fencing and security coded gate by Habitat Gate Co. (Installed April 2023)
- Surround Ring security system, hard wired & solar powered (Installed May 2023)
- Oversized windows throughout complemented with stylish louvres
- High speed internet (103.8Mbps download / 15.6 Mbps upload)
- Enclosed LED downlighting (Installed May 2022)
- Plantation shutters and blackout roller blinds
- Sunshades to rear verandah
- Termite barrier protection
- Compliant smoke alarms
- Gas hot water

Year built: 2006

Internal: 245m² Outdoor entertaining: 41m² Land: 700m² (northwest aspect)

Financials: Council rates - \$1,216.50 approx. bi annually
Water rates - \$510.15 approx. per quarter (including water consumption from a family of 4)
Rental appraisal - \$1,300 - \$1,400 approx. per week

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.