

71 Cordyline Drive, Reedy Creek, Qld 4227



House For Sale

Monday, 22 January 2024

71 Cordyline Drive, Reedy Creek, Qld 4227

Bedrooms: 4

Bathrooms: 3

Area: 779 m2

Type: House



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Awaiting Price Guide

Embark on a captivating journey of discovery as we unveil this extraordinary residence, cherished by single owners and designers for the past nine years. The enchantment of this home begins with its idyllic location on Cordyline Drive, a highly sought-after street within 'Kingsmore Estate', renowned for its exclusivity and tight-knit community. Vue proudly rests atop Reedy Creek Hill, a meticulously crafted contemporary masterpiece seamlessly blending with the natural contours of the landscape. Maximising its elevation, it offers breathtaking, uninterrupted views of the city skyline from South Burleigh to Surfers Paradise. Featuring pleasing aesthetics from neutral tones throughout and on-trend designs of modern-day architecture, you can rest assured this residence won't age (unlike us!). The open-plan, tri-level layout was thoughtfully curated to effortlessly meet the needs of any family dynamic. The spacious media/rumpus room easily converts into a 5th bedroom, ideal for a multi-generational family or your teenager self proclaiming to identify as an adult (we all have one, don't we?). Embrace the sun from various vantage points; whether sipping your morning coffee while watching the sunrise over the picturesque sands of Burleigh from the front verandah, enjoying an afternoon BBQ with a serene sunset, or spending a cosy winter night by the fire roasting marshmallows with the family. This exquisite residence is a true year-round entertainer! 'Reedy Creek Reserve' acts as an extension of your backyard, offering an unparalleled sense of tranquility and privacy. Enhancing the charm of this idyllic locale, the entrance to the 'Glossy Black Reserve' is a mere 200 metres from your doorstep. This nature haven boasts approximately 14 kilometres of recreational trails, attracting a diverse community of enthusiasts, including birdwatchers, hikers, mountain bikers, and trail runners who actively revel in the natural beauty it offers. While I could continue with paragraphs (don't tempt me...), I invite you to experience the captivating allure of Vue in person. I encourage you to prioritise this property by clearing your schedule and placing it at the top of your shopping list, as it's here today and could be gone tomorrow!

Notable Features:

- Cathedral ceilings on the main level inviting an abundance of natural light and magnificent cross flow breezes, keeping the main living quarters well lit and cool.
- Sparkling heated swimming pool which transitions seamlessly from daytime fun to romantic moonlight swims beneath the glistening stars.
- Butlers pantry complimenting the chef designer kitchen, messy meal preparation can be conveniently tucked away whilst hosting.
- Double sided breakfast bar for quick meals on the go.
- 19.4m x 3.6m concreted side access providing ample off street parking for additional oversized vehicles, caravan/motorhome, boats or box trailers.
- Triple lock up garage with internal access and drive through to another 10.4m x 3.0m slab for additional parking.
- Expansive 93m² under house storage (ideal for collectables, wine cellar or workshop)
- Generous laundry with plenty of storage and convenient outdoor access.
- Fully fenced yard with low maintenance landscaped gardens
- Separate study/office nook

Fixtures & Finishes:

- Ducted air conditioning with AdvantageAir control unit allowing you to control your air conditioning remotely from your smartphone anywhere you are!
- Ceiling fans throughout
- 900mm freestanding gas cooker
- 40mm natural stone island benchtop
- VJ panelling feature walls
- Herringbone subway tiles in ensuite
- Built-in timber bench seat to outdoor alfresco
- Hardwood feature staircase
- Oversized windows throughout
- Blockout roller blinds
- Tiled flooring to living areas, hard wearing and easy cleaning
- LED downlighting throughout
- Walk-in wardrobes to all rooms
- 6.6kw solar system
- Heat pump pool heating (regulates around 29 degrees)
- Pool cover
- CCTV front and rear

Year built: 2015
Internal: 324m² (under roof)
Outdoor entertaining: 69m²
Land: 779m² (northwest aspect)
Total storage: 110m²
Financials: Council rates - \$1136.42 approx. bi annually
Water rates - \$617.65 approx. per quarter (including water consumption from a family of 4)
Rental appraisal \$1,400 - \$1,600/week

Submit an enquiry now to receive a copy of the Diligence Pack for this property or contact Craig McCallum on 0422 545 825 for further information today!

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. Nature enthusiasts will delight in the abundance of parkland surrounding the area, featuring a highly regarded off-leash dog park and scenic mountain bike trails. For those seeking a coastal escape, the sparkling sands of Burleigh Heads beach, along with its vibrant array of restaurants and cafes, are just a short drive away. Commuting is

made easy with convenient access to the Gold Coast Domestic and International Airport. Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.