

82b/2-8 Ridgevista Court, Reedy Creek, Qld 4227

— **Reedy Creek Coastal**

House For Sale

Tuesday, 16 January 2024

82b/2-8 Ridgevista Court, Reedy Creek, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Ilona Barry

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Expressions of Interest

Well positioned within the highly-sought Boca Raton Estate, this spacious townhouse represents exceptional value. You will be immediately impressed by the double storey ceiling in the living room, light and airy interiors, as well as the immaculate presentation. With near new bathrooms and kitchens and a neutral colour palette, this outstanding property will be sure to please the most fastidious buyer. This lovely townhouse could be your ideal first home, is suitable for anyone looking to downsize or could equally be a savvy addition to your investment portfolio. The well-maintained estate features two swimming pools, family BBQ area as well as an on-site manager. Situated within easy walking distance to Hillcrest Christian College and King's Christian College plus Varsity train station and local shops are just down the road. The shopping and dining precinct of Robina Town Centre and beautiful Gold Coast beaches are only a short drive away. Standout features include:

- Modern kitchen with quality appliances, plenty of bench space and a large pantry
- Spacious, light-filled living area with double storey void
- Dining area with sliding door access to backyard
- Master bedroom with walk in robe, tastefully renovated ensuite and sunny balcony
- Two additional carpeted bedrooms each with built in robes and ceiling fans
- Stylishly renovated main bathroom
- Study nook
- Separate laundry
- Downstairs toilet
- Single lock up garage with internal access
- Private fenced back yard with covered entertaining area as well as flat, manicured lawns ideal for children and pets to play safely

Additional inclusions:

- Split system air conditioning
- Ceiling fans
- Security screens and dog door
- Double linen cupboard
- Electric hot water

Year built: Approx 2000
Building Size: 150sqm or 16 squares
Body Corp: \$89 per week
Rental Appraisal: \$650 - \$700 per week
Council rates: Approx \$982 per half
Water rates: Approx \$450 per quarter
Location: Reedy Creek is a prized, family friendly location with beautiful breezes and surrounded by nature reserves. You will enjoy the village atmosphere of the local Reedy Creek shopping centre complete with Woolworths supermarket, BWS, Zarraffas Coffee and doctor surgery. Robina Town Centre's shopping and dining precinct is only a short drive away. Walk to Hillcrest Christian College and King's Christian College with easy drive Somerset College, St Andrews Lutheran College and All Saints Anglican School as well as being in the catchment to Clover Hill Primary School. There are also several popular childcare options. An abundance of parkland can be explored throughout the area including a very popular off leash dog park and mountain bike trails. This wonderful lifestyle is only a short drive to the glistening sands of beautiful Burleigh Heads beach, restaurants and cafes as well as an easy commute to Gold Coast Domestic and International Airport.

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.