

# 1 Abilene Pl, Reedy Creek, QLD, 4227

## House For Sale

Tuesday, 3 September 2024

1 Abilene Pl, Reedy Creek, QLD, 4227

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Belinda Walker

0433284804

## The Ultimate Family Dream Home

A magnificent architectural creation showcasing a 351m<sup>2</sup> floorplan. This unique and striking residence is positioned in a prestigious blue-ribbon address, showcasing an extraordinary residence exuding style, sophistication, and brilliant functionality.

Expertly crafted and built in 2018 this property offers complete security and tranquility. A completely flat useable block for children to play securely and pets to roam free. This striking property sits opposite Observatory Park, designated reserve land with abundant wildlife, and offers skyline glimpses.

The ultimate entertaining dream house, with seamless flow from the home to a beautiful outdoor space encompassing a sparkling inground mineral pool, firepit, and BBQ Pavilion. Striking interiors & a vast selection of living zones cater for the larger family to enjoy.

### Key Features:

- 5 bedrooms with built-in robes
- Master suite with private balcony, walk-in his/her robes, cosmetic station, large ensuite with double shower, stone bench tops, double vanity, and stand-alone bath.
- 3 full bathrooms
- 3 Living Areas - Family & dining room, Media Room & upstairs lounge room Study Nook and built-in desks
- 4 car (double lock up garage & 2 secure gated car spaces)
- Studio/Home Office, separate from the main house with its separate entry, an ideal space to run a small business from home, fully lined & insulated
- State-of-the-art kitchen with Butler's pantry, Miele gas cooktop, Miele semi-integrated dishwasher, Miele double wall ovens, 100mm stone bench island top, soft closing cabinetry, double plumbed fridge space.
- External solar sensor lighting
- Zoned Daikin ducted AirTouch system with iPhone technology
- Solar-heated 7.0m x 2.9m mineral pool with outdoor shower arbour
- Architecturally designed landscaping & fencing surround the property
- Alfresco entertaining area adjacent to the pool & BBQ Pavilion with maintenance-free PVC decking for entertaining & sunken fire pit
- Stylish window coverings throughout featuring linen S-fold drapes with UV block outs & Plantation shutters
- Great-sized laundry with overhead cabinetry and ample bench space, Robin Hood ironing station, and direct access to the hidden clothes drying line
- 2kW Solar panels
- Instantaneous Gas hot water

House size: 351m<sup>2</sup>

Built: 2018 by Stylemaster Homes

Land size: 573m<sup>2</sup>

Council Rates: \$1322 (6 months)

Water Rates: \$374 approx. every quarter

Rental Appraisal available upon request

### Utilities and Accessibility:

High-speed Telstra Velocity fibre to premises internet

Make use of the amazing walking tracks that Observatory has to offer, the bike tracks and bushwalking tracks are family-friendly and all at your doorstep. The Observatory has a designated 'Dog Park' where the locals all enjoy off-leash time with their fur babies.

The golden sands of Burleigh Heads beach is a short 10.4km drive from your front door, while the local shopping village

Reedy Creek Village has a Woolworths, BWS, Doctors, Hairdresser, Zaraffas Coffee shop and Sushi train. Robina Town Centre & the world-class dining precinct is only 9mins away.

Some of the Gold Coast's best schools are all within a 5km radius including Somerset College, Hillcrest Christian College, Kings Christian College, St Andrews Lutheran College, while Clover Hill Primary School is in the catchment area.

To schedule a viewing of this amazing property contact Belinda Walker at 0433 284 804 | [belinda@prdburleighheads.com.au](mailto:belinda@prdburleighheads.com.au).