

**29 Callicarpa Street, Reedy Creek, QLD, 4227**



**House For Sale**

Wednesday, 13 November 2024

29 Callicarpa Street, Reedy Creek, QLD, 4227

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Dale Kayrooz

## Look At This One!

Welcome to your opportunity to make this beautifully renovated, modern, contemporary-styled home your own. Situated in the heart of Reedy Creek, this true four-bedroom gem is ready for you to unpack and settle in. Nestled on a quiet cul-de-sac, it's an ideal choice for families seeking their forever home or savvy investors eyeing a fantastic opportunity.

Approx. Rates: \$2,200 annually.

Rental Appraisal: \$1,700-\$1,800 per week.

### The Home.

- \*Plantation shutters and ducted air-conditioning throughout.
- \*Fully tiled living areas.
- \*A chef's dream kitchen featuring a Caesar stone benchtop with a waterfall edge and breakfast bar, sleek black appliances, a feature window, and a glass mosaic tiled splashback.
- \*Plenty of storage in the kitchen, including overhead cabinetry and a butler's pantry.
- \*The dining room features glass doors for outdoor access and an apex feature window, filling the space with natural light.
- \*Separate living room with a cozy fireplace and elegant chandelier.
- \*Media room with floor-to-ceiling windows, bifold doors opening to the entertaining area, and a breakfast-style servery bench with bi-fold windows.
- \*Master suite with plush carpet, recessed TV feature wall, ceiling fan, and full-length bifold doors leading to the outdoor entertaining area.
- \*Walk-in robe in the master, offering his-and-hers cupboard space with storage for shoes and accessories.
- \*Bedroom two features a ceiling fan and a built-in desk.
- \*Generously sized bedrooms three and four each feature walk-in robes, study nooks, and ceiling fans.
- \*Main bathroom with Caesar stone benchtop, tiled feature niche, floor-to-ceiling tiles, and mirrored cupboards.
- \*Separate laundry with Caesar stone benchtop, ample cupboard space, and outside access.
- \*Double lock-up garage with internal access.

### The Property

- \*Solar (number of panels to be confirmed when drone shot returns).
- \*Beautifully landscaped, low-maintenance gardens.
- \*Concrete in-ground swimming pool with glass fencing.
- \*Outdoor entertaining area featuring a flyover roof with integrated lighting.
- \*Fully fenced property with side gate access, allowing space for a shed, boat, or caravan parking.

Nestled against the serene backdrop of Glossy Black Reserve, this home provides a peaceful sanctuary for you and the abundant local wildlife. Just 5.1 km away lie the golden sands of Burleigh Heads Beach, offering an idyllic coastal escape, while nearby Reedy Creek Village caters to your everyday needs with Woolworths, BWS, a doctor's office, hairdresser, Zaraffa's Coffee, and Sushi Train. Robina Town Centre, with its world-class dining precinct, is only 9 minutes away. Families will appreciate the proximity to some of the Gold Coast's premier schools, including Somerset College, Hillcrest Christian College, Kings Christian College, and St Andrews Lutheran College, all within a 5 km radius, along with Clover Hill Primary School within the catchment area.

A property of this calibre won't last long! Call Isabella on 0488 222 945 or Dale on 0406 527 997 for more information.

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