



'Real Estate's New Generation'



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'Multiply Your Lifestyle'



4 2.5

4

800m<sup>2</sup>

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28 Barton Street, Reedy Creek



## Property Overview

Multiple driveways, multiple living areas, multiple garages, multiple storage spaces - all under one roof!

Situated in a prime position on a large 800m2, North-East facing corner block, this home features very high 9-10ft ceilings and an open plan layout; it's spacious and comfortable with an abundance of natural light.

Feel the fresh natural breeze as you relax high above sea level on your wide wrap-around balcony with stunning views of the coastline, or soak up the warm morning sunlight as it streams through your kitchen and dining area.

Entertain guests in your second living area, complete with a built-in bar and private balcony, or head out to your quiet courtyard where you can grow your own veggies or relax and read a book.

With 3 large bedrooms and a 4th that doubles as an office, every bedroom is private.

Do you have a motorhome, boat or multiple vehicles? No problem! One of the 2 garages was designed extra long and extra tall!

Situated in 'The Observatory', you're within minutes from schools, the M1 Motorway, shopping centres and beautiful Burleigh beach - capital growth expected.

This is a spacious and spectacular home for your family to grow and enjoy!



View as advertised or by appointment  
Auction: On-Site | Saturday 11 September at 11:00am





"Bright & Comfortable"



"Sunny Side Up!"





"Breezy Beautiful"



"Entertain, Enjoy!"





"Multiple Driveways"



"Double the Space"







## Property Specifications

- 🌀 Huge 800m2 Corner Block, 347m2 Home
- 🌀 North East Facing, Quiet Street
- 🌀 Double Driveways, Double Living Areas
- 🌀 Entertainment Area - Bar & Private Balcony
- 🌀 Large Wrap-around Balcony with View
- 🌀 25 Solar Panels. 9:1KW - Make Money on Electricity!
- 🌀 Private Courtyard with Greenhouse for Veggies
- 🌀 4000L Water Tank - Irrigation Set-up
- 🌀 3 Phase Air Conditioning & Ceiling Fans in All Rooms
- 🌀 High 9-10ft Ceilings
- 🌀 3 Large Bedrooms + Huge Office/4th Bedroom
- 🌀 NBN Connected
- 🌀 Crimsafe Doors/Windows & Security Alarm System
- 🌀 Tasmanian Oak Timber Floors Throughout
- 🌀 2 Separate Secure Lock-Up Garages - Extra Tall and Extra Long with 3m Clearance
- 🌀 Granite Benchtops, Marble in Ensuite
- 🌀 Double Sink Vanity in Ensuite
- 🌀 Walk-in Robe in Master Bedroom
- 🌀 Close to Burleigh Beach, Robina Town Centre, Many Schools & M1 Motorway
- 🌀 So Much Storage Space!
- 🌀 Art Studio/Wine Cellar/Workshop/Extra Storage Area

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## Seller's Insights

"Entertaining is always so much fun at our place! We often have the adults in one living area and our teenagers in the other"

"I Love having breakfast out on the sunny balcony each morning. It's just so peaceful"

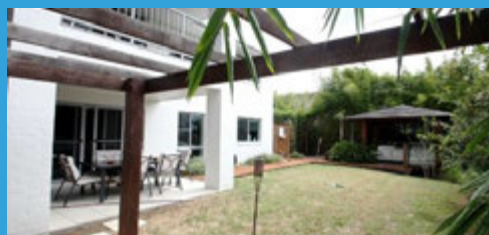
"I designed this home to fit my Bushtracker Caravan in the garage and still have room for all my tools and camping equipment in the secret space I like to call Manland..."



## Market Analysis

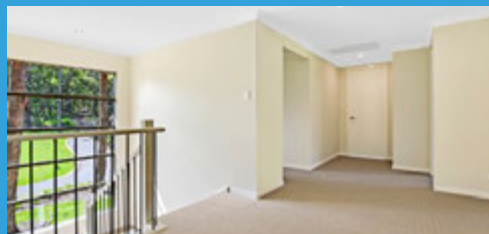
24 Worchester Terrace Reedy Creek

Price: \$1,150,000  
Traded: 9 Mar 2021  
Size: 606m<sup>2</sup>  
4 bed, 2 bath, 4 car



11 Bluebird Lane Reedy Creek

Price: \$1,250,000  
Traded: 27 Apr 2021  
Size: 495m<sup>2</sup>  
4 bed, 4 bath, 2 car



59 Cordyline Drive Reedy Creek

Price: \$1,020,000  
Traded: 22 Jan 2021  
Size: 809m<sup>2</sup>  
4 bed, 2 bath, 3 car



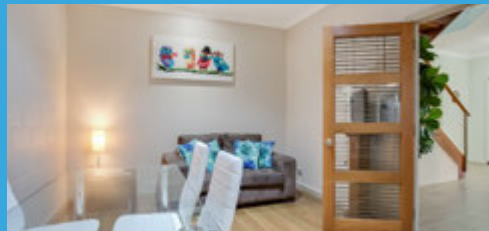
27 Worchester Terrace Reedy Creek

Price: \$1,400,000  
Traded: 25 Jul 2021  
Size: 600m<sup>2</sup>  
4 bed, 2.5 bath, 2 car



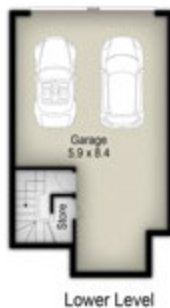
1/10 Laceflower Court Reedy Creek

Price: \$1,250,000  
Traded: 29 Mar 2021  
Size: 365m<sup>2</sup>  
4 bed, 3 bath, 4 car



*The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.*





## 28 Barton Street, Reedy Creek

Internal: 291 m<sup>2</sup> | External: 56 m<sup>2</sup> | Apprx Total: 347 m<sup>2</sup>

Land Details: 800m<sup>2</sup>

Plans shown are only indicative of layout. Dimensions are approximate.

# "Grow with the Flow"

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## Suburb Profile

Family-friendly Reedy Creek is the Gold Coast's best kept secret with a close proximity to everything, yet peacefully surrounded by bushland, nature parks and native wildlife.

The peak of perfection being 'The Observatory'; a prestigious and highly sought-after community within Reedy Creek known for its magnificent views of the coastline and quality modern homes.

Quiet and conveniently located within just minutes of everything the coast has to offer, locals appreciate having the 'best of both worlds'.

This prime location is only minutes from the beach, shopping centres, boutiques, cafes, restaurants and nightlife. The area is close to multiple forms of public transport, including the Coolangatta Airport- just a short drive down the M1 Motorway.

Boasting some of Queensland's finest schools, the suburb is perfect for growing families and nature lovers. Reedy Creek really has it all!







# M-MOTION

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**PEGGY FORD**

**M** 0475 764 829

**E** [peggy.ford@m-motion.com.au](mailto:peggy.ford@m-motion.com.au)

1300MYSUCCESS

[m-motion.com.au](http://m-motion.com.au)