



'Real Estate's New Generation'



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'Live, Laugh & Grow'



536m<sup>2</sup>

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33 Worchester Terrace, Reedy Creek



# Property Overview

## 'Live, Laugh & Grow'

This impressive family home is situated in a quiet leafy cul-de-sac, where the tranquillity is only broken by children playing on the street. The natural bush reserve across the road enhances the calm and peaceful nature of this location.

Not to mention the elevated topography and North East perspective which allows you to capture refreshing ocean breezes and inspiring views spanning the Gold Coast's impressive coastline.

A commanding street presence is strengthened by the architectural flair and design that has been invested in this home. The flow, the size and the space of this house will delight you. Ceilings spanning an impressive six-and-a-half metres coupled with a vast expanse of glass flood the house with light, and showcase to all, the individual character of your new home.

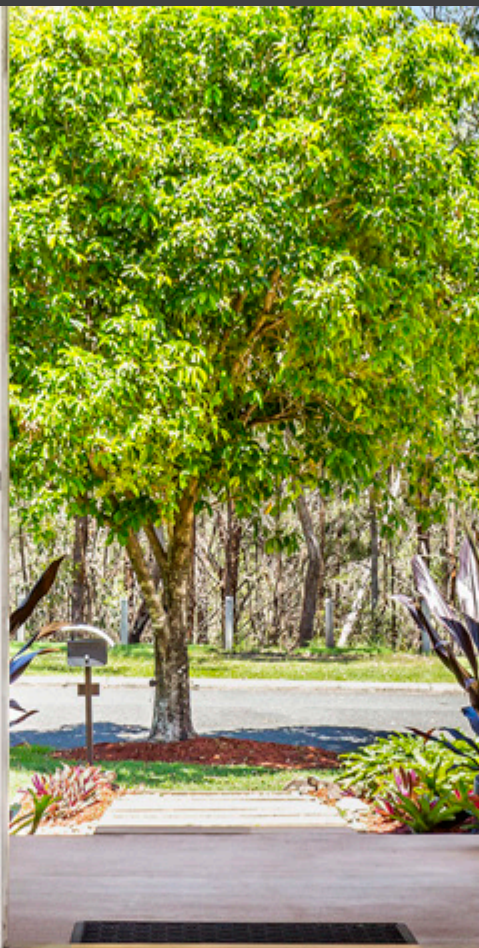
At the centre of your interior is a gas kitchen with Caesar stone bench tops, island bench and stainless-steel appliances. Flowing from your entrance through to your living and dining areas are beautiful Blackbutt timber floors.

Four spacious bedrooms will serve the modern family well. You will awaken to stunning sunrises in the Master suite, starting your day with a positive view of the world.

Weekends will be spent entertaining friends and family in your alfresco dining area, overlooking your sparkling saltwater pool.

This home is elegant, it's classy and it definitely has that stylish flair.. but at its core, it is a family home.

Located in the ever-popular Observatory Estate, your family will live, laugh and grow at 33 Worchester Terrace.



View as advertised or by appointment  
Auction: On site | Sunday, 19th Dec 2021 at 11:30 am









"Cook & Overlook"



"Live, Laugh, Love"





"Happy Place"



"Entertain, Enjoy!"







## Property Specifications

-  Situated on an Ideal 536m2 Block
-  Quiet Leafy Cul-De-Sac
-  Elevated Position
-  Newly Built in 2007
-  Architecturally designed
-  Purchased New in 2008
-  Large Media Room or Additional Lounge/Living
-  Multiple Living Areas
-  High Ceilings Spanning Six-and-a-Half Metres
-  Blackbutt Timber Floors Adorn the Interior
-  Alfresco Dining Area
-  Sparkling Saltwater Pool
-  Coastal Views
-  North-East Perspective
-  Four Spacious Bedrooms and Two-and-a-Half Bathrooms
-  Solar Panels
-  Garden Shed
-  Water Tank
-  Gas kitchen with Caesar Stone Bench Tops, Island Bench and Stainless-Steel Miele Appliances
-  Double Lock-Up Garage with Internal Access
-  Plenty of Storage

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## Seller's Insights

The location is fantastic. We always wanted a cul de sac, it's so quiet and safe. The bush reserve adds to the peace. Plus it is a really convenient location. You're so close to everything you need – from shops to schools and even the beach.

One of the simplest blessings will be witnessing the sunrise from your bed each morning, only to reveal views of Burleigh Hill and beyond...

The seamless flow from room-to-room will see you entertaining friends and family at every chance you get. There's plenty of room to let the kids run free and the adults unwind...



## Market Analysis

27 Worchester Terrace, Reedy Creek

Price: \$1,400,000  
Traded: 27 Jul 2021  
Size: 600m<sup>2</sup>  
4 bed, 2 bath, 2 car



28 Barton Street, Reedy Creek

Price: \$1,275,000  
Traded: 02 Sept 2021  
Size: 800m<sup>2</sup>  
3 bed, 2 bath, 4 car



7 Grasslands Crescent, Reedy Creek

Price: \$1,050,000  
Traded: 04 Dec 2021  
Size: 612m<sup>2</sup>  
4 bed, 2 bath, 2 car



4 Barden Ridge Road, Reedy Creek

Price: \$1,510,000  
Traded: 04 Nov 21  
Size: 816m<sup>2</sup>  
5 bed, 2 bath, 4 car



4 Lowell Street, Reedy Creek

Price: \$1,367,900  
Traded: 29 Jul 2021  
Size: 600m<sup>2</sup>  
4 bed, 2 bath, 2 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.*





First Floor



Ground Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

"Floor Plan"

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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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