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## 'IMPOSING FAMILY HOME'



5  3  2  660m<sup>2</sup>

# Property Overview

## 'Imposing Family Home'

This spacious family home is situated on an elevated, North-facing, 660-metres of prime land in the prestigious Observatory Estate. The elevated topography and North perspective allow you to capture refreshing ocean breezes and tranquil views all year round.

This is an imposing family home, boasting five bedrooms and three bathrooms, you will drive straight into your double lock up garage and enter a property that is extremely private and secure; yet warm and welcoming.

You will immediately note the convenience of a downstairs bedroom, perfect for guests, in-laws, or those wanting a fifth bedroom. The remainder of the bedrooms are upstairs, all spacious and well appointed. The walk-through robe and large modern ensuite in the Master Suite is sure to please, however, the real bonus is this private balcony... your very own escape overlooking the natural bush reserve across the road.

The flow, the size and the space of this house will delight you. Boasting high ceilings, wide hallways and multiple living, dining and entertaining areas, including a teenage retreat ideally placed upstairs, provides ample space for the growing family to come together or enjoy quiet time to themselves.

At the heart of your interior is a large gourmet kitchen with stone tops, island bench with breakfast bar and stainless-steel appliances. The walk-in pantry is huge, catering well to those with an appetite for great food or a taste for fine dining.

Designed for lower maintenance, and a higher standard of living, the alfresco dining area is surrounded by lush tropical gardens. That said, there is plenty of room to add a pool, adding to the overall appeal and value of this home.

This is a great property, it has size, quality and of course it's in a great location. At its essence, this is a family home, it's a property in which to raise a family... Where together you will live, laugh and grow.

View as advertised or by appointment  
Auction: On site | Saturday, 26th Nov 2022 at 11:30am



"Comfy & Cozy"



"Family Time"



"Heart of the Home"



"Wine & Dine"



"Private Tranquility"

## "The Observatory"



# M-MOTION

'real estate's new generation'

Pacific Fair

Bond University

Burleigh Heads

Reedy Creek Fenced Dog Park

## Property Specifications

- Positioned on 660m<sup>2</sup> of Prime Land
- Located in the Prestigious 'Observatory Estate'
- Elevated Position
- North Perspective with Views of Bushland
- Impressive Two Storey Home
- Double Lock-Up Garage with Internal Access
- Open Plan Living
- Air-Conditioning & Installed Ceiling Fans Throughout
- Private Dining Room
- Two Separate Downstairs Living Areas
- Upstairs Teenage Retreat
- Five Spacious Bedrooms with Built-In Mirrored Robes
- Master Suite boasts a Private Balcony, WIR & Ensuite
- Convenient Downstairs Bedroom with Two-Way Ensuite
- Large Kitchen with Stone Tops, Island Bench, Breakfast Bar, Stainless-Steel Appliances & Walk-In Pantry
- Spacious Alfresco Entertaining Area
- Leafy, Low Maintenance Garden with Room for a Pool
- Laundry with External Access
- 16 Solar Panels, Water Tank Servicing Washing Machine and Toilets & Installed Ducted Vacuum
- Extremely Private & Secure Home
- Minutes to Beaches, Shopping, Dining, Schools & the M1

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## Seller's Insights

When building this house, we wanted to build a quality home appropriate to the great position. You will appreciate the size, the flow and the quality build for decades to come.

Being North facing, the home is light, bright and airy. Waking up to the sounds of song from birds across the road starts the day on a positive note!

You'll love the kitchen! You can entertain a dozen people with ease and the pantry is huge.

# Market Analysis

27 Worchester Terrace, Reedy Creek

Price: \$1,350,000  
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



33 Worchester Terrace, Reedy Creek

Price: \$1,320,000  
Traded: 19 Dec 2021  
Size: 536m<sup>2</sup>  
4 bed, 2 bath, 4 car



10 Grampian Court, Reedy Creek

Price: \$1,430,000  
Traded: 13 Mar 2022  
Size: 834m<sup>2</sup>  
4 bed, 2 bath, 2 car



75 Cordyline Drive, Reedy Creek

Price: \$1,630,000  
Traded: 08 Oct 2022  
Size: 779m<sup>2</sup>  
6 bed, 4 bath, 3 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.





"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, this is the ideal 'tree change'.

The peak of perfection being 'The Observatory' and 'Kingsmore Estate'; prestigious and highly sought-after communities within Reedy Creek known for their 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, public and private hospitals, and the Coolangatta Airport is just a short drive down the M1 Motorway.

Boasting some of Queensland's finest schools, Reedy Creek is perfect for growing families and nature lovers.

Reedy Creek really has it all!





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'Real Estate's New Generation'



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