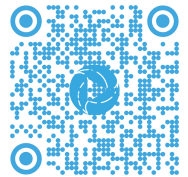




Re-live and share your viewing experience in HD  
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"FIVE BEDROOM PERFECT FAMILY HOME"



5  4  2  660m<sup>2</sup>


## Property Overview

### "FIVE BEDROOM PERFECT FAMILY HOME"

This two-story home is big... 5 bedrooms including a ground floor bedroom with separate bathroom, ideal for a home office. Situated on an elevated, North-facing, 660-metres of prime land in the prestigious Observatory Estate. The elevated and North perspective captures refreshing ocean breezes and tranquil views.

This is an imposing family home, boasting 5 bedrooms and 3.5 bathrooms as well as four separate living areas. Drive straight into your double lock up garage and enter a property that is extremely private and secure, yet warm and welcoming. The master suite with walk-through robe, large modern ensuite and private balcony will impress. Overlooking natural bush reserve this will be your place to retreat. The flow, the size and the space of this house will delight you. Boasting high ceilings, wide hallways and multiple living and entertaining areas, including a teenage retreat ideally placed upstairs, provides ample space for the growing family. At the heart of your interior is a large gourmet kitchen with stone tops, massive island bench and huge walk-in pantry. Designed for lower maintenance, and a higher standard of living, the alfresco dining and expansive decking area is surrounded by lush tropical gardens.

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 | Sunday, 11th Feb 2024 at 2:00pm



"Elegant Entertaining"



"Coming Together"



"Fun, Flavour & Flair"



"Easy Like a Sunday..."



"Space is a Luxury"

## "Observatory Estate"



**M-MOTION**  
'real estate's new generation'

Pacific Fair

Bond University

Burleigh Heads

Reedy Creek Fenced Dog Park

## Property Specifications

- 📍 Located in the Prestigious 'Observatory Estate'
- 📍 Positioned on 660m<sup>2</sup> of Prime, Low-Maintenance Land
- 📍 Elevated Position
- 📍 North Perspective with Sweeping Views of Bushland
- 📍 Imposing Two-Storey Family Home
- 📍 Double Lock-Up Garage with Internal Access
- 📍 Bright & Airy, Open Plan Living
- 📍 Entire Home Freshly Painted
- 📍 Air-Conditioning & Installed Ceiling Fans Throughout
- 📍 Oversized Entrance & High Ceilings Throughout
- 📍 Multiple Living Areas - Downstairs, Upstairs & Outside
- 📍 Five Spacious Bedrooms with Built-In Mirrored Robes
- 📍 Master Suite Boasting Private Balcony, WIR & Ensuite
- 📍 Convenient Downstairs Master with Two-Way Ensuite
- 📍 Large Kitchen with Stone Tops, Breakfast Bar, Stainless-Steel Appliances & a Massive Walk-In Pantry
- 📍 Brand New Outdoor Deck Installed
- 📍 Spacious Alfresco Entertaining Area with Cover
- 📍 Large Laundry with External Access
- 📍 16 Solar Panels, Water Tank Servicing Washing Machine and Toilets & an Installed Ducted Vacuum
- 📍 Close to Several Leading Private Schools
- 📍 Minutes to Beaches, Shopping, Dining & the M1

Visit [94Observatory.com](http://94Observatory.com)



## Seller's Insights

"The size of the home is perfect for the block. It is a big home but more importantly it is a quality build. You will appreciate the size, the flow and the spaciousness for decades to come..."

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

"You'll love the kitchen! You can entertain a dozen people with ease. Plus, the pantry is basically another room!"

# Market Analysis

22 Bluebird Lane, Reedy Creek

Price: \$1,625,000  
Traded: 14 Aug 2023  
Size: 536m<sup>2</sup>  
4 bed, 3 bath, 2 car



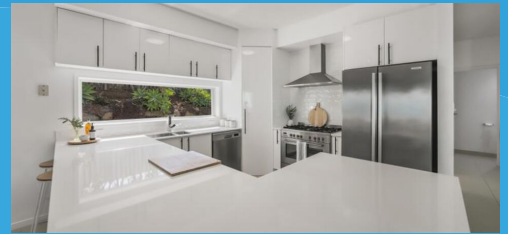
21 Skyburnett Street, Reedy Creek

Price: \$1,460,000  
Traded: 10 Oct 2023  
Size: 718m<sup>2</sup>  
4 bed, 2 bath, 2 car



13 Koolang Crescent, Reedy Creek

Price: \$1,550,000  
Traded: 27 Nov 2023  
Size: 696m<sup>2</sup>  
5 bed, 2 bath, 2 car



12 York Creek Crescent, Reedy Creek

Price: \$1,700,000  
Traded: 04 Dec 2023  
Size: 800m<sup>2</sup>  
5 bed, 3 bath, 2 car



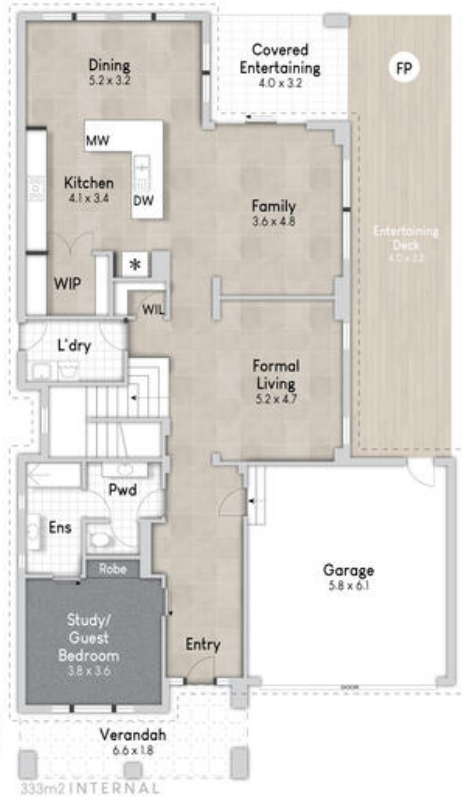
9 Perkins Close, Reedy Creek

Price: \$1,550,000  
Traded: 30 Jan 2024  
Size: 700m<sup>2</sup>  
5 bed, 2 bath, 2 car

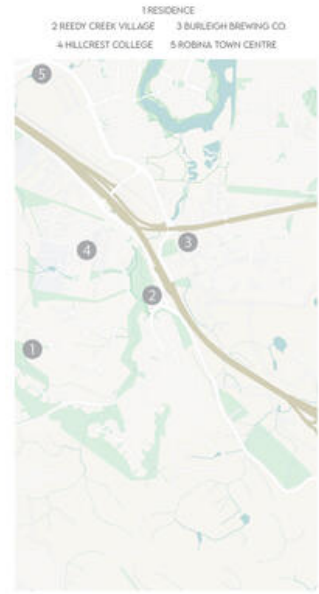


*The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.*





NORTH



-LOCATION MAP-



333m<sup>2</sup> INTERNAL

94 Observatory Drive, Reedy Creek

BED 5 BATH 3 CAR 2

Internal: 333 m<sup>2</sup> External: 36 m<sup>2</sup> Approx Total: 369 m<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



"Grow with the Flow"

Visit [94Observatory.com](http://94Observatory.com)

## 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 has been known as the 'private school hub of the Gold Coast'. This is the perfect place for growing families and nature lovers to call 'home'.

Reedy Creek really has it all!





M-MOTION

'Real Estate's New Generation'



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