



## FOR SALE

**CALL PATRICK D'ARRIGO ON 0447 381 869 FOR FURTHER DETAILS!!**

DAZZLING 3 YEARS YOUNG FAMILY JEWEL! HUGE YARD + ROOM FOR POOL + SIDE ACCESS!

If you could dream of a picture perfect opportunity to plant the flag and live in the finest of luxury, would it be in a meticulously designed home with a seamless natural flow?? Would it be in a 3 years young home in as new condition?? Would it be in a home that offered that extra sparkle & finish quality to make you the envy of all your friends?? Would it be in a home that offered enough flat yard space for a game family footy?? Would it be a home that offers that perfect mix of functional family living with the ultimate in Queensland outdoor entertaining all with a seamless natural flow??

Now you can make your dreams happen!!...You only live once!! The keys are waiting!!

Features include;

- \* 3 years young home with a dazzling & high quality finish
- \* As new condition ready for new owner's to just move in & unpack
- \* A home that ticks every box with a seamless natural flow
- \* Located in the exclusive Golf Course Estate
- \* Only 100m from the golf course itself...perfect for the avid golfer to bust the clubs out at a moments notice
- \* Large 748m2 block allotment
- \* Huge flat yard space with enough yard space for a game of family footy
- \* Potential for a pool addition to turn this gem into an entertainer's dream
- \* Double gated side access direct into the backyard with enough room to store the largest of caravan's, boat's or work trucks, securely by the family home
- \* 9ft high ceilings & wide hallways letting in an abundance of natural light
- \* Both bathrooms with a high quality finish including stone benches

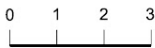
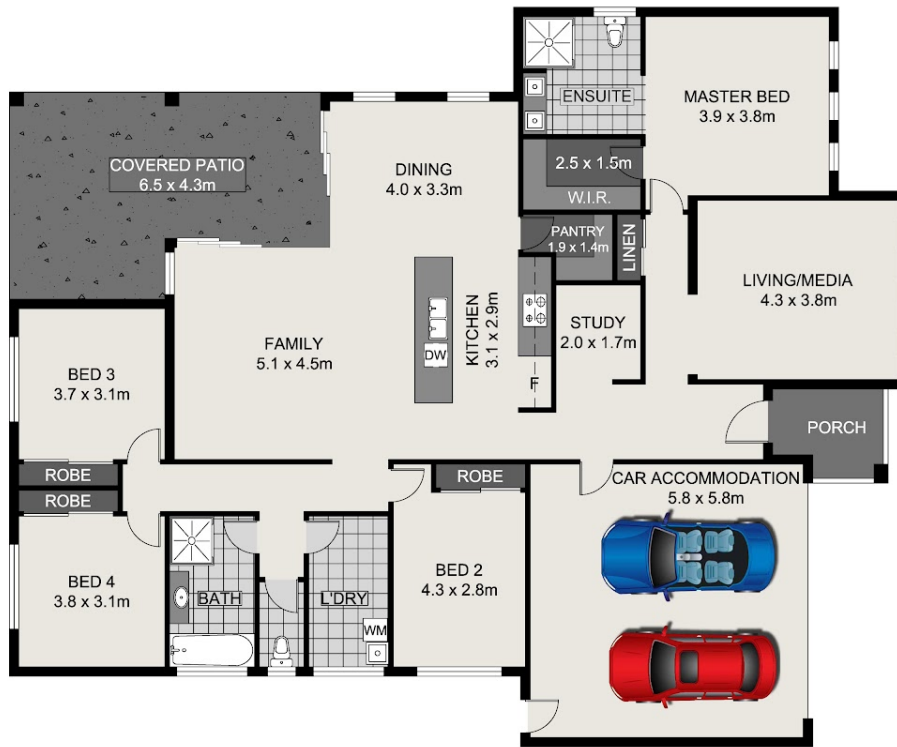
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
UNDER CONTRACT - PATRICK D'ARRIGO

**OPEN FOR INSPECTION:**  
N/A



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Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 182.42m<sup>2</sup>  
 EXT : 29.14m<sup>2</sup>  
 CAR ACCOM. : 33.64m<sup>2</sup>  
 TOTAL : 245.20m<sup>2</sup>

## 13 Riva Drive, Joyner

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.