



**SOLD**

## PRESTIGE REGATTA WATERS - WIDE SIDE ACCESS - EASY CARE BLOCK

Enjoy expansive open plan, light filled living opening out to a large decked outdoor entertaining area overlooking a sparkling pool with water feature. The modern kitchen boasts a double oven, s/s dishwasher, generous stone bench space and a 5 burner gas cook top. With ducted, zoned air conditioning, 4 sizable bedrooms plus a study, easy care block and wide side access for your boat or caravan; this home provides an opportunity for the astute buyer to enjoy a lifestyle within a stroll of the popular Regatta Waters lake and parklands.

### Features include

- Huge open plan living
- Modern Kitchen with great storage and quality appliances.
- Outdoor undercover entertainment area with expanses of wooden decking
- Sparkling mineral pool with triple fountain and tiled water feature
- King size master bedroom with walk in robe
- Ensuite with double basins and window shutters
- Large double, second and third bedrooms
- Double 4th Bedroom
- Study
- Large laundry
- 2 double linen cupboards
- Fully ducted and zoned air conditioning (6 zones)
- Fans throughout
- Double garage
- Garden Shed
- Crimsafe on Front door and 2 sliding doors
- 3 phase power
- 7000 litre water tank plumbed to house
- Generous, wide side access

Situated in the Northern Gold Coast, only a 40 minute drive to Brisbane, 30 minutes to Coolangatta, 8 minutes to Westfield Helensvale and Coomera with park and ride train stations; the position and lifestyle offered in Regatta Waters is sought after and must be seen. Zoned for

4 BED | 2 BATH | 2 CAR

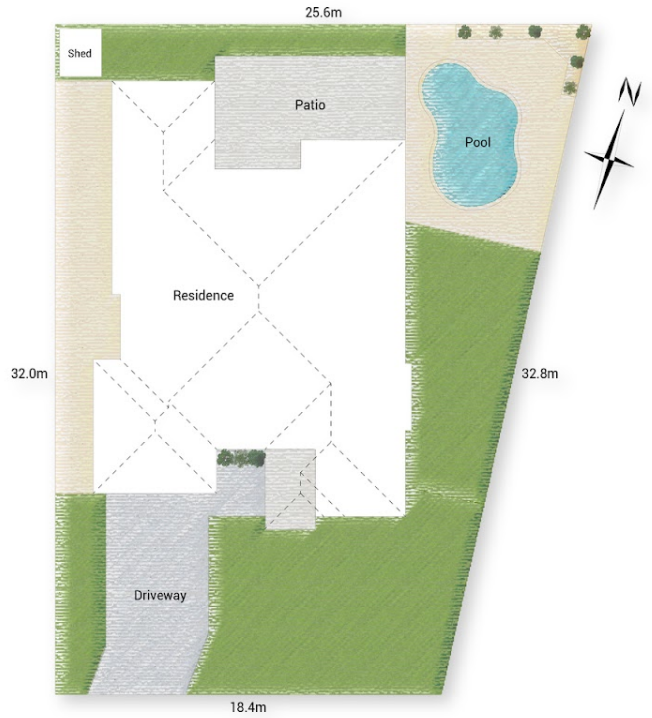
PRICE:  
\$654,500

OPEN FOR INSPECTION:  
N/A



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**3 Lanier Close, Oxenford**

Internal: 228m<sup>2</sup> | External: 51m<sup>2</sup> | Total: 279m<sup>2</sup>  
 Land Size: 700m<sup>2</sup>

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

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.

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