



SOLD

RIVER HEIGHTS DELIGHT!

Meticulously maintained, this delightful two storey home is warm and inviting the moment you step inside.

Nestled in the quiet neighbourhood of River Heights Estate, this light & bright family home is conveniently located close to schools, shops, transport & an effortless minutes drive to the M1 for the commute north to Brisbane or south to the Tweed.

With a modern open plan living & dining, a seamless flow carries you outside to the generous alfresco area. The perfect spot to entertain your family & friends.

There is a handy home office tucked away on the ground floor which could easily be converted into a home beauty salon or artist studio while the upstairs boasts three good sized bedrooms.

All with built-in robes & two bedrooms having access to their very own adjoining bathroom.

Ample off street parking exists for your boat, trailer & caravan!! All this abundance of space is to be enjoyed on a level, easy care, fully fenced yard leaving plenty of room for a pool. Access is a cinch.

With a short stroll to the Nerang River, walking trails, bike tracks, leafy community parks & even an off-leash dog area, this home is sure to impress any family looking to upsize, downsize, renovate or simply relocate. It is perfect! Discover this delight & make it yours.

FEATURES:

- Open plan living flowing out to a large undercover alfresco area.
- Modern contemporary carpet & flooring throughout
- Air con in living/dining & master bedroom.
- Ceiling fans & mirrored built-in robes in all bedrooms.
- Handy home office or beauty/art studio tucked away downstairs
- Fully fenced low maintenance, level yard with a generous sized garden shed
- Raised planter boxes & established veggie gardens
- Off street parking for boat, trailer, caravan
- DLUG with ample storage/shelving for a small work shop
- 5.7KW Solar system
- A short walk to all amenities – schools, shops, transport - including Ashmore Factory Outlets Shopping Centre & the Central Park Tavern
- Short drive to the M1

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all

3 BED | 2 BATH | 4 CAR

PRICE:
\$886,888

OPEN FOR INSPECTION:
N/A



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FIRST FLOOR



GROUND FLOOR

APPROXIMATE AREAS

INTERNAL :	124 m ²
GARAGE :	31 m ²
PATIO :	31 m ²

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.