



## FOR SALE

### EASTERLY ASPECT TO PARKLAND - IMMACULATE PRESENTATION- QUITE CUL-DE- SAC

#### UNDER CONTRACT

New to the market, this four-bedroom beautifully presented villa will without doubt impress from the moment you enter the property.

Located in a very quiet private cul-de sac (Riverwood Grove) where the properties rear entertaining areas and the private pool area are tucked away facing east out onto parkland.

Extremely well-constructed and cleverly designed for the functional Gold Coast family lifestyle, this home offers up plenty of options.

The high ceilings and void areas throughout assist in creating a great sense of space and the open plan design flows seamlessly to the outdoors areas of the home.

The property really does present as new throughout and the neutral tones and decor of the property will allow the new owners to easily add their own personal touch once in residence.

From the impressive entry foyer on the lower level the home boasts open plan living/family and dining areas with the well-designed functional kitchen central to all the home's activities.

The fourth bedroom or full office is also found on this level as is the good size laundry and entrance from the double car accommodation.

The upper level boasts the generous sized master suite complete with ensuite, gallery style walk-in and the east facing balcony over parkland. Central to this level is an open plan parents' retreat/office area which adjoins the remaining two quality bedrooms and accompanying bathroom.

The covered external entertaining area is a treat with immediate access to the inground pool and remaining open areas (very low maintenance) of the property.

4 BED | 3 BATH | 2 CAR

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

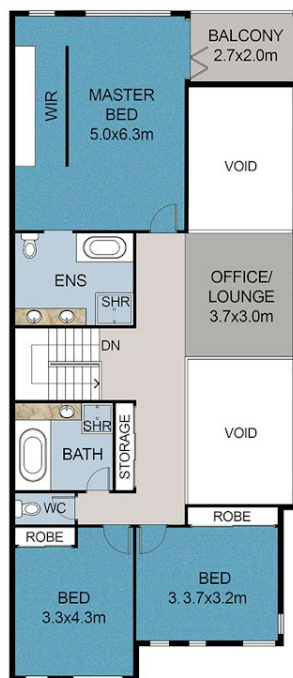
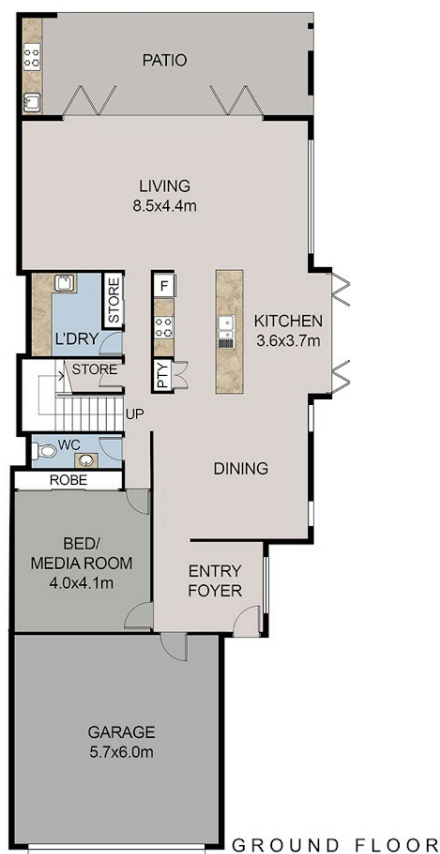
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Residence Size...approx... 263.8m<sup>2</sup>  
 Outdoor Areas ....approx.... 31.9m<sup>2</sup> patios and balcony  
**TOTAL ..... 295.7 m<sup>2</sup>**  
 Land Size ....approx... 432 m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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 All enquiries must be directed to the agent, vendor or party representing this floor plan.

**2/5022 Riverwood Grove**

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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.