



**SOLD**

## LUXURY LIVING IN THE OBSERVATORY A GRAND METRICON HOME BOASTING TRANQUIL BUSH VIEWS & THREE LIVING AREAS

**\*\*Don't wait until the first open house on Saturday, 13 December to view this property. VIP inspections will be made available to motivated buyers who wish to view and submit an offer to the seller prior to the first public open house. Contact Ethan McCann or John Perkins to arrange your private inspection today!\*\***

Welcome to 10 Monserrat Court, Reedy Creek, a beautifully appointed double-storey Metricon home situated in one of The Observatory's most highly sought-after and premier streets. Situated on a private 700m<sup>2</sup> elevated block overlooking the reserve, this quiet residence is one of just two homes on the street that backs directly onto bushland and enjoys only two neighbouring properties. Offering spacious interiors, modern finishes and effortless indoor-outdoor living, this stylish family home delivers both privacy and tranquillity while boasting all the essential qualities of the perfect year-round entertainer. Better yet, this spectacular home offers three completely separate internal living zones, ensuring every member of the family has ample space to relax and unwind in their own retreat.

At the heart of the home, the expansive kitchen, living and dining area flows seamlessly outside via expansive bifold doors to an enormous 9.5m wide outdoor entertaining area. Bordering the entertaining area is a completely private, fully fenced backyard with a flat, usable lawn that creates the perfect family setting - ideal for children, pets and year-round outdoor living. With an abundance of open space, the backyard also offers outstanding potential to add a future pool while still maintaining generous lawn area.

### Key Features You'll Love:

- Freshly painted and new carpet throughout;
- Three separated living areas across both levels of the home, offering exceptional privacy and flexible family living;
- Spacious open plan kitchen, living and dining area with polished timber floors;
- An expansive undercover outdoor entertaining area, perfect for year-round entertaining;
- A contemporary kitchen with Caesar Stone bench tops, gas cooktop, high quality stainless steel appliances and a generous butler's pantry;

**5 BED | 2 BATH | 2 CAR**

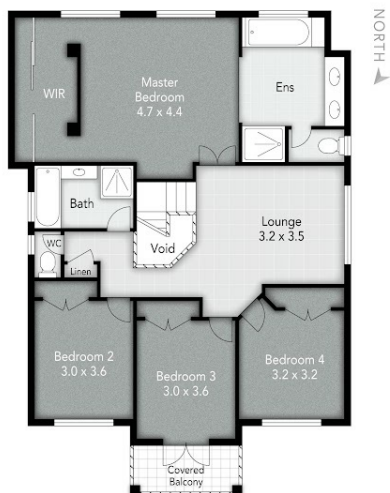
**PRICE:**  
**\$1,824,000**

**OPEN FOR INSPECTION:**  
**N/A**

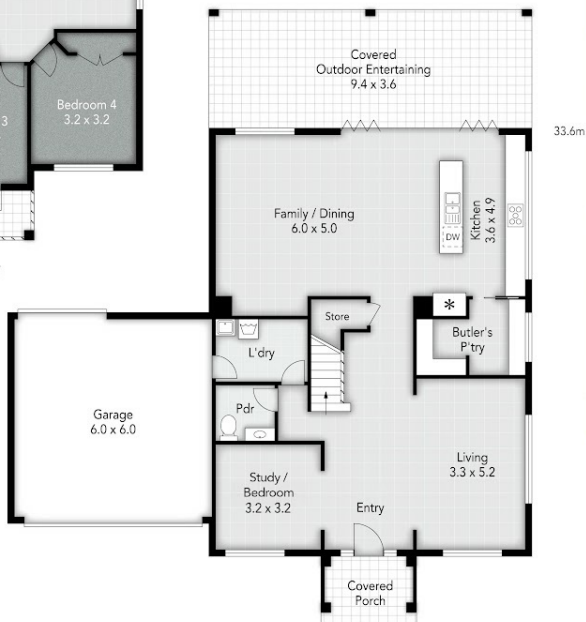


**Ethan McCann**  
**0481454400**

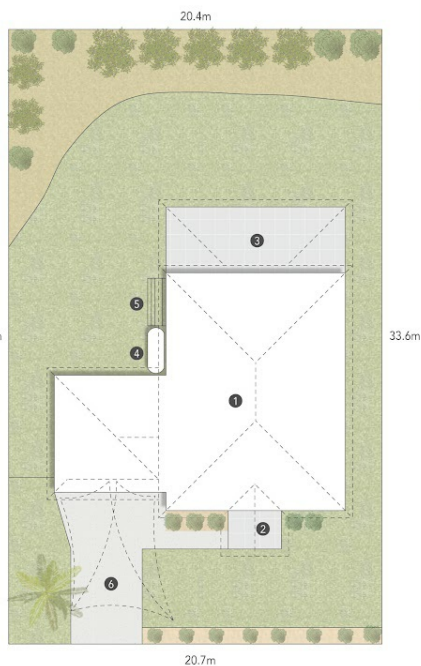
[ethan.mccann@atrealty.com.au](mailto:ethan.mccann@atrealty.com.au)  
[mccannperkinsrealestate.com.au](http://mccannperkinsrealestate.com.au)



First Floor



Ground Floor



**SITE PLAN LEGEND**

- 1. Residence
- 2. Covered Porch
- 3. Covered Outdoor Entertaining
- 4. Water Tank
- 5. Drying Area
- 6. Parking / Driveway

**10 Monserrat Court  
REEDY CREEK**

- 700 m<sup>2</sup>
- 4 + 1 Bed
- 2.5 Bath
- 2 + Car

Internal: 291 m<sup>2</sup>  
External: 45 m<sup>2</sup>  
**Total: 336 m<sup>2</sup>**

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

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.