



## FOR SALE

### VACANT AND READY TO MOVE IN - OWNERS PURCHASED ELSEWHERE

This beautifully presented Single Level home is perfectly positioned in a picturesque pocket and is available to the market for only the second time. Boasting a large undercover entertainment area, a generous parents retreat, plush in ground pool with several additional luxury design features and an additional off street car parking space besides the double garage.

With fabulous street appeal and established gardens, well manicured lawns and an overall low-maintenance elevated block which is arguably the best in the street, being the original display home for the area. Prime position, situated in a quiet cul-de-sac that has walk through access to Wylie Way, making a walk to the shops much more accessible, not to mention the child care centre and children's playground across the street.

- Recently renovated ensuite and updated kitchen
- Freshly repainted inside and out
- Roof refurbished two years ago
- Two separate living areas plus additional dining/sitting/study or 5th bedroom potential
- Single level home suits families and retirees alike - only two steps at entrance/from garage
- X3 split system air conditioning units recently replaced/installed
- Large pool with beach entry, submerged sitting ledge and waterfall
- Large tiled undercover fully fenced entertainment area perfect for BBQ's, large family gatherings and plenty of room for kids to play
- x2 additional sheds - garden shed (powered) plus additional storage shed and small pool/pump shed at side and rear of property
- Located within the catchment zone for the highly regarded Kings Christian College, Somerset College and Gold Coast Christian College

Litsea Court is a highly sought after street and homes in this street are tightly held for good reason due to the handy yet quiet location close to amenities, flat accessible landscape and picturesque houses with overall high street appeal and suburb views from the front of the house. If you are lucky enough to secure this home you will most likely never want to leave. Owners have vacated and are looking for quick settlement. Property is vacant and ready for you to move in.

4 BED | 2 BATH | 2 CAR

#### PRICE:

AGENT PRICE REDUCED TO MEET MARKET - \$1,495,000+

#### OPEN FOR INSPECTION:

N/A



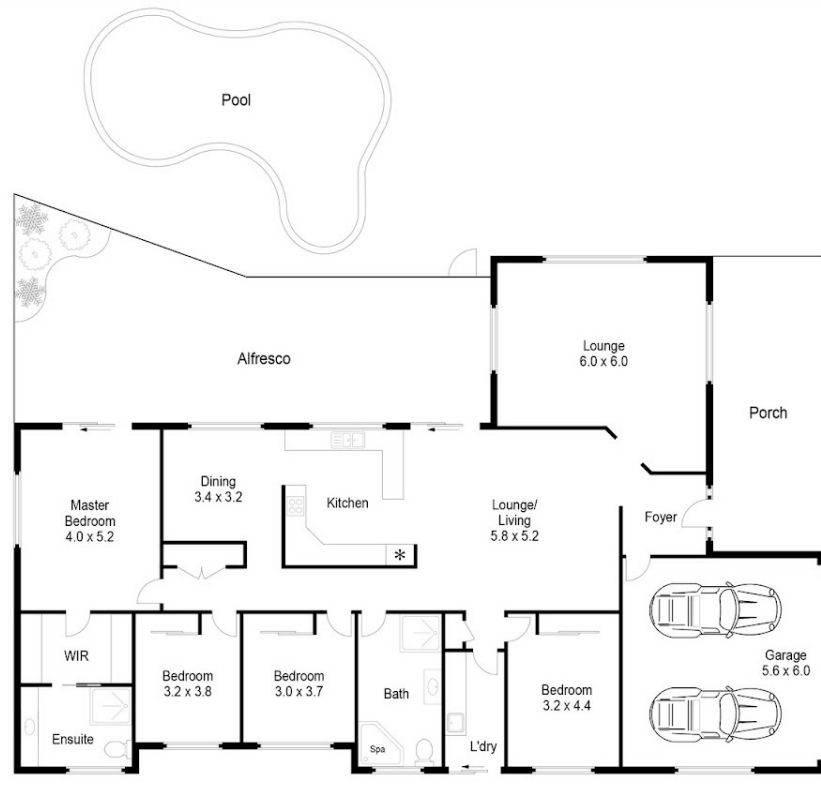
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## 16 Litsea Court, Reedy Creek



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.