

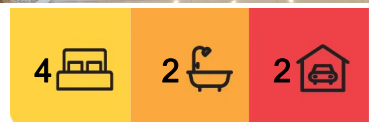


## Arundel, 48 Christina Ryan Way

### EXQUISITE FAMILY RESIDENCE WITH UNPARALLELED LOCATION ON THE RESERVE

Step into unrivalled opulence with this stunning four-bedroom family home in one of Arundel's most desirable pockets. Nestled along the quiet Christina Ryan Way, this well-appointed residence backs onto the peaceful expanse of Coombabah Lakelands. This exquisitely renovated four-bedroom residence offers a refined blend of contemporary design and relaxed family living.

The ground level has been designed to embrace the natural surrounds with each room overflowing with natural light. The sprawling ground floor is well connected, featuring two separate living areas with wood-panel walls adjoining a dining area that effortlessly flows into a designer kitchen. This oversized kitchen features generous benchtops, premium appliances and ample storage with spacious butlers pantry. At the rear of this elegant residence, is a stunning terrace area, complete with a built-in barbecue, a private powder room and large separate laundry with convenient side access.



**For Sale**  
\$1,250,000

**View**  
[ljhooker.com.au/F87HBY](http://ljhooker.com.au/F87HBY)

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Ascending the sleek timber staircase, the upper level reveals a sanctuary of sophisticated family living with the Master suite, three generously sized bedrooms and a stylish second bathroom, complete with a freestanding bath. Rich timber floors flow seamlessly throughout, complementing the refined palette and contemporary finishes. The oversized master bedroom is a carefully considered use of space with extensive built-in robes, thoughtfully curated open ensuite with dual sinks and a private balcony to capture the picturesque views overlooking the reserve.

Ideally located at the cusp of the Coombabah Lakelands Conservation area and situated moments from Harbour Town and Arundel Plaza, leading educators Griffith University & A.B. Paterson, golf courses, hospitals and public transport options including the G:link light rail and bus stops.

#### Property Highlights:

- Elegantly updated four (4) bedroom family residence
- Two (2) oversized living areas
- Expansive designer kitchen with butlers pantry
- Master suite with ensuite and private balcony
- Three (3) generously sized bedrooms
- Stylish second bathroom
- Separate powder room
- Secure double lock-up garage
- Large Garden Shed
- Moments from shops, schools, golf courses and transport

#### Contact agents today:

Simon Tooma —0411 338 048

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Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy.

## More About this Property

<b>Property ID</b>	F87HBY
<b>Property Type</b>	House
<b>Land Area</b>	307 m2

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Surfers Paradise

4

3

4

300sqm

Internal: 190sqm

External: 148sqm

Total: 338sqm

Disclaimer: This floor-plan is intended as a guide only and may not be drawn to scale. All measurements, locations, and features are approximate and should be verified independently.

No warranty is given as to the accuracy of the floor-plan or its suitability for any particular purpose.

All measurements in metres.

48 Christina Ryan Way, Arundel

