

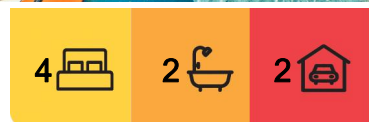
Nerang, 64 Riverlea Waters Drive

Experience the Ultimate Riverfront Lifestyle at Riverlea Waters Estate!!

*ALL INSPECTIONS BY APPOINTMENT.

Step into the serene, resort-style living of Riverlea Waters, an exclusive gated community set on a tranquil 30 acres fronting the Nerang River. Providing endless lifestyle options with exclusive-use landscaped gardens and acres of manicured parklands with easy access to the river. This estate is a true hidden gem offering an unparalleled blend of lifestyle, leisure, and convenience.

In addition to this lifestyle opportunity is a fabulous single level 4 bedroom home in a quiet cul-de-sac on an 885m2 block with lush gardens and plenty of scope to add additional value to the property. For those with extended families, needing a 2nd dwelling, talk to us because there is definitely a solution to discuss.



For Sale
Offers Over \$899,000

View
ljhooker.com.au/5GCNF41

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LJ Hooker Nerang
(07) 5581 4422

Property Highlights:

- * 4 bedrooms with built-in robes
- * 2 Bathrooms including ensuite to main
- * Double lock-up garage
- * Light and bright open-plan living with air-conditioning and a gas fireplace
- * A functional Kitchen with stone benchtops, electric cooktop, and seamless flow to the massive entertaining patio.
- * Great 885m² with front and rear garden areas in a quiet cul-de-sac.
- * Affordable Luxury: Low body corporate fees of approx. \$94 per week (including a 15% on time pymt discount).
- * General rates: Approx. \$3000 per annum.
- * Water rates: Approx. \$1500 per annum plus usage.

Lifestyle Features in Riverlea Waters Estate

Resort-Style Amenities:

- * Two large sparkling in ground swimming pools for relaxation and fun.
- * Two BBQ areas for casual gatherings with family and friends.
- * Two tennis courts and a half basketball court for the sports enthusiast.
- * A kid's playground to keep little ones entertained.
- * A gym and library for fitness and downtime.
- * A function center for hosting memorable events.

Expansive Grounds:

- * Over 30 acres of beautifully maintained parklands for walks, picnics, and peaceful reflection.

Convenience and Security:

- * Enjoy the peace and security of a gated community while being close to schools, shops, and Gold Coast attractions.

Why Choose Riverlea Waters?

Imagine starting your day with a stroll through tranquil parklands along the Nerang River, enjoying a game of tennis in the afternoon, and ending with a BBQ by the pool-all within an easy stroll. Riverlea Waters is not just a home, it's a lifestyle that brings together relaxation, recreation, and community.

Enquire today and take the first step toward your dream lifestyle at 64 Riverlea Waters Drive!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and CLP Realty Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.



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More About this Property

Property ID	5GCNF41
Property Type	House
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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Approx Sqm
 Inside Areas - 202.8 Sqm
 Outside Areas - 33.2 Sqm
 The Total Areas - 236.0 Sqm



SITE PLAN

64 Riverlea Waters Drive, Nerang

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.