



38 Tuckeroo Place, Reedy Creek

## Spacious & Perfectly Positioned —A Private Oasis in Reedy Creek

SOLD by Paul & Lina L J Hooker in 5 Days

Welcome to your new home, nestled in a peaceful and family-friendly cul-de-sac in the highly sought-after suburb of Reedy Creek. This beautifully presented residence offers space, comfort, and versatility —perfect for growing families, downsizers, or savvy investors alike. Step inside and be immediately impressed by the thoughtful floor plan. Recently painted and featuring brand-new carpet throughout, this home is move-in ready —all that's left to do is turn the key, unpack and relax.

Please see the attached professional photos, drone shots, floor plan, and full view 360 home walkthrough video. (with movable camera viewing inside the home)

The grand master suite is a true retreat, complete with a spacious walk-in-robe, private study nook, and a generous ensuite. Two additional spacious bedrooms plus a versatile multipurpose room ideal as a study, home office, or guest room, providing flexibility for

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### FOR SALE

Buyer Above \$1,150,000

### AGENTS

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### AGENCY

LJ Hooker Pacific Pines | Helensvale  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

your family's lifestyle. Designed with both entertaining and everyday living in mind, the home features two large living zones—a relaxed family and dining area and a separate lounge/media room, perfect for movie nights or hosting guests. A cleverly integrated drop down Murphy Bed in the lounge/media room which adds extra accommodation when needed. The open-plan kitchen sits at the heart of the home, overlooking the dining, family, and alfresco areas, making entertaining effortless. Step outside to your own private sanctuary—the home backs onto a serene nature reserve, offering peace, privacy, and a beautiful natural forest backdrop, giving shade protection to the rear home indoor and outdoor living from the western sun, while you can watch all the different type of birds while having your morning coffee, family BBQ or candlelight dinner.

Additional features include - Ducted air conditioning and ceiling fans for year-round comfort; 10kW solar system for energy efficiency; Shade sails in front of the garage for added two car parking protection, plus the important double gated side access for a trailer, jet ski, caravan, or additional vehicle. The owners advise they may be happy with a 60-day settlement

Location is everything, and this home delivers on convenience. Enjoy a 3-minute stroll to Reedy Creek Village, offering Woolworths, BWS, Zarraffas Coffee, Sushi Train, doctors, and more. The stunning Burleigh Heads beach is just 10 km away, and the major Robina Town Centre it is a short 5 minute drive for shopping, dining, and entertainment. Families will love the proximity to some of the Gold Coast's top schools, including Somerset College, Hillcrest Christian College, Kings Christian College, St Andrews Lutheran College, Clover Hill Primary School—all within 5km, plus quick access to the Gold Coast M1 express way.

#### Features:

New carpet and freshly painted throughout.

3 Bedrooms with Built in robes, Grand master with ensuite and Walk-in-robe.

A bonus of a multimedia room where you can use as a study, office or spare room.

2 separate large living areas: Family/dining and lounge/media Room  
Open plan kitchen with Stainless Steel oven, dishwasher, Glass cooktop and recently resurfaced benchtops.

Living seamlessly integrates from the Lounge/media room, family, dining and alfresco area, great for BBQ or drinks with friends and family.

Undercover alfresco area where you can sit and read a book while enjoying a glass of wine or morning coffee.

Ducted air conditioning throughout the home and ceiling fans.

Garage with internal access and plenty of room with shade sails at the front of the garage.

The all wanted side access with sufficient room for a caravan, trailer or spare car.

Fully fenced yard with beautifully landscaped gardens.

Security screens and downlights throughout the home.

10kw Solar System (18 months old), plus garden shed

Massive almost New Hot water system only 2 years old.

Sound investment return with estimated rental \$920 to \$960 per week.

LJ Hooker can assist with professional property management.

Recent council Land rates of \$1,220 for 6 months and water rates \$440 for 3 months.

Land size 451m<sup>2</sup>, see home plan 224 sm attached, Home Built in 2002

Do not miss out on the opportunity for a remarkable home, owners plans have changed as they go forward and want the home sold. See you at the open homes or call Paul Ellem or Lina Onorato.

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**MORE DETAILS**

Property ID	35PRGMK
Property Type	House
House Size	224 m2
Land Area	451 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Fully Fenced Solar Panels

**Paul Ellem 0417 488 277**

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38 TUCKERROO PLACE, REEDY CREEK

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Internal: 194m<sup>2</sup> | External: 30m<sup>2</sup> | Total: 224m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

