

## 64 Riverlea Waters Dr, Nerang, QLD 4211

Under Contract

House 4 2 2



## Experience the Ultimate Riverfront Lifestyle at Riverlea Wat

\*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.

### 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.

### Listed By

Chris Pittaway

Phone: (07) 5578 1744

Mobile: 0410 229 244

Shane Colquhoun

Phone: (07) 5578 1744

Mobile: 0414 255 465



Open for Inspection

By Appointment.