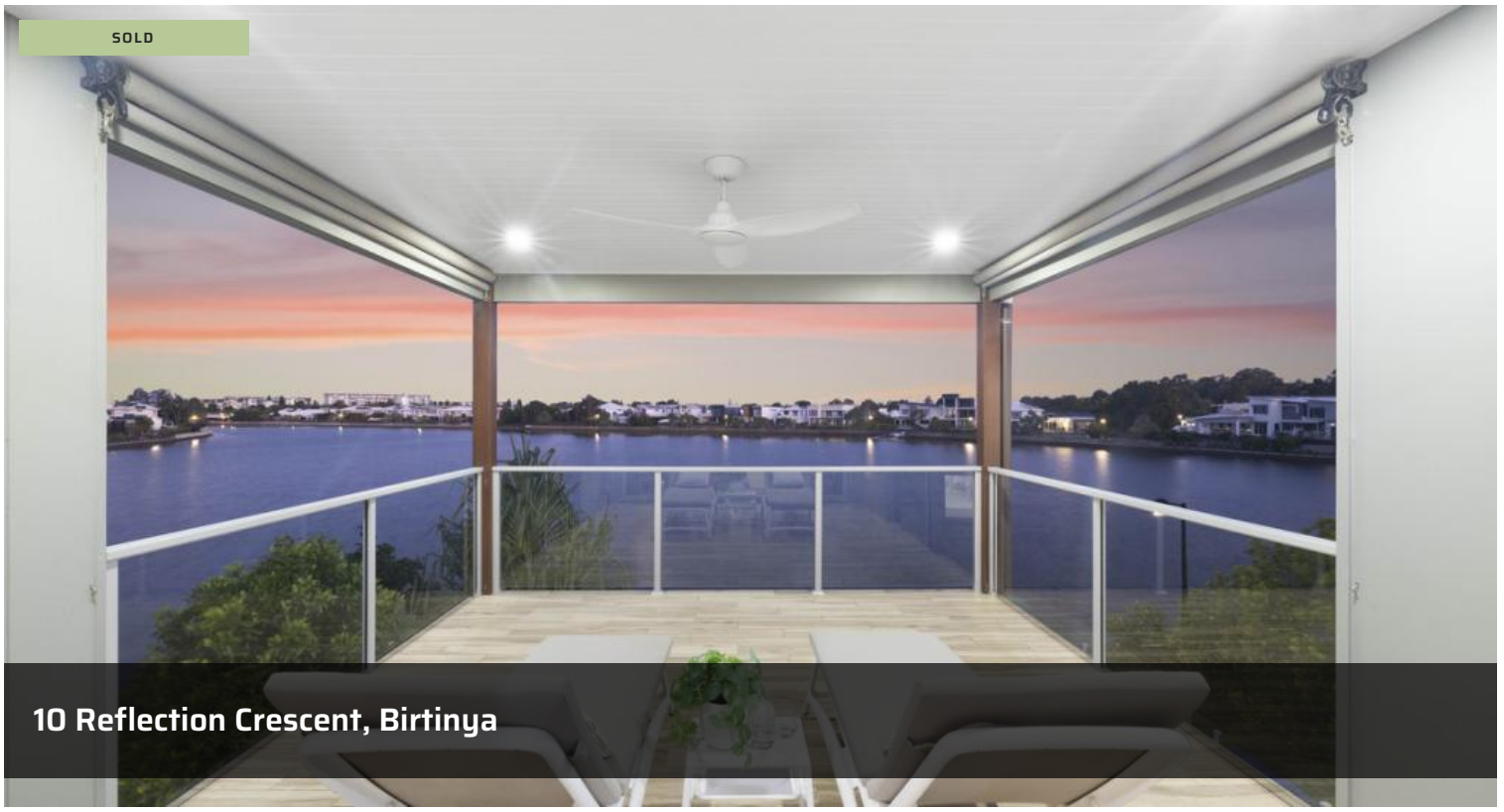








Absolute Waterfront: Light, Views, Lifestyle!

Auction Location: Onsite

This ultra-stylish, impeccably presented 2017-built designer home tucked away in a prestigious lakefront cul-de-sac surrounded by impressive waterfront properties offers a relaxed coastal lifestyle of the highest calibre close to major hospitals, stunning beaches, shopping centres, parks, and schools.

Across two light-filled levels, the home comprises four bedrooms, two fully tiled bathrooms plus powder room, two separate living areas, premium kitchen with butler's pantry, vast upper terrace with sweeping water views, covered patio on ground floor, separate laundry, and double lock-up garage on a low maintenance fenced 344m2 block.

High ceilings, quality flooring and window furnishings, 6 x split system heating/cooling air-conditioners, ceiling fans, stone

4 2 2

344m2

Price	SOLD
Property Type	Residential
Property ID	3004
Land Area	344 m2
Floor Area	295 m2

Agent Details

Office Details

Code Property Group
9/15 Nicklin Way Minyama,
QLD, 4575 Australia
07 5438 3444

code
PROPERTY GROUP

benchtops, SMEG appliances including two ovens, gas and induction cooktop, soft-close cabinetry, bifold stacker doors to patio, security screens, vertically jointed feature panelling, floating timber staircase, roll-down blinds on upper terrace, dual rain shower heads and hand-helds with dual vanities in ensuite, and sun-drenched in-ground salt-water chlorinated swimming pool.

Designed to maximise the resplendent water vista – showcased from both living areas, kitchen, master bedroom, upper terrace, pool, and ground floor patio. A glorious view by day and enchanting by night with the lights from the waterfront properties sparkling and shimmering from the far side of the lake.

Presentation is pristine, inside and out. The home presents as-new, nothing needing to be done. It is absolutely turn-key, ready to live in and love. A wonderful next chapter where every day will feel like a holiday with a calming outlook, gentle breezes, and desirable locale.

There is direct exclusive access to the Lake Kawana walking loop – kilometres of waterfront for canoeing and pathways for jogging, cycling, or taking a scenic walk. The Birtinya Island pedestrian bridge, which links to Bokarina's beach access points is just a short stroll away as are local parks. It's approximately 900 metres (10 minutes' walk) to the private and public hospitals, 20 minutes' walk to Stockland Birtinya shopping centre, 10 minutes' walk to a dog park, and a 10-minute cycle to the beach.

Spend the morning at the beach, lunch at the trendy Bok Beach dining precinct, then head home for an afternoon by the pool with a few cocktails, your favourite Spotify playlist, good company, and lashings of laughter...what more could you need?

Buyers in the waterfront market seeking elegant, easy-care living in an ultra-convenient location—10 Reflection Crescent is

calling your name! How quickly will you answer its call? Inspect today, do not delay. This property is truly gorgeous in every sense. More than just a home, it's an experience, one you will want to embrace every single day.

• Stunning designer home in desirable waterfront cul-de-sac
• Showcasing sweeping lake views from most rooms
• Light-filled throughout, stylish décor, impeccably presented
• 4 bedrooms, 2.5 bathrooms, 2 separate living areas
• Premium kitchen with SMEG appliances & butler's pantry
• Upper terrace + ground floor alfresco patio & pool
• High ceilings, split system A/C x 6, ceiling fans, cooling breezes
• Quality fixtures/fittings, timeless contemporary elegance
• Fenced easy-care 344m2 block, gated access to waterfront pathway
• Walk to hospitals, parks (including dog park), dining, shopping
• Just minutes to beaches, schooling, sporting/leisure facilities
• Light, location, lifestyle – it's all on offer here in abundance

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.