



### 3 Tranquillity Court River Heads Qld

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The sellers have committed to purchasing another home and **NEED** this beautiful home **SOLD NOW** ! This lovely home is enviably set on a large 2,007m<sup>2</sup> allotment in a quiet court within the popular River Heads estate of Turtle Cove. This is where you will enjoy the lifestyle that comes with being only minutes from the River Heads Boat Ramp and Ferry services to world heritage-listed K'gari (Fraser Island). You can launch your boat and access the Great Sandy Straits and the Mary and Susan Rivers, a fishing, prawning and crabbing paradise.

This quality G.J. Gardner home, completed in 2017, is really a statement of style. From the moment you walk in, you will be captivated by this beautiful home's striking details, including plantation shutters that showcase classic design and style, and a flowing indoor/outdoor floor plan. Coupled with large windows and neutral colour tones, this lovely home offers open, connected spaces that allow light and air to flow naturally throughout.

3 Tranquillity Court, River Heads, features: -

- A large 2,007m<sup>2</sup> allotment with clear side access, situated in a quiet court in the popular "Turtle Cove- estate
- A quality G.J. Gardner home, completed in 2017, with a concrete path wrapping around the entire perimeter of the home
- Three spacious bedrooms, all with ceiling fans and built-in wardrobes
- The large main bedroom includes a ceiling fan, reverse-cycle split-system air conditioning, a walk-in wardrobe, plus a lavish ensuite with a double-basin vanity, a shower, and a toilet and offers direct access to the outdoor entertaining area
- The bathroom includes a screenless shower, a sumptuous bath, and a vanity, plus a separate toilet
- The stylish modern kitchen, featuring a large island preparation bench with a breakfast bar, loads of storage space,

and a large pantry

- Quality appliances include a four-burner gas cooktop with a rangehood, a wall oven, and a dishwasher, plus plumbing provision for refrigerators with water filters and ice makers
- A vast open-plan living and dining area, seamlessly connects to the fabulous outdoor entertaining area
- A separate media/ lounge room
- An expansive outdoor entertaining area under the main roof, plus an extended alfresco area under a large waterproof shade sail
- The laundry includes loads of linen storage and offers direct external access to the clothesline
- An exposed aggregate driveway, leading to the oversized double garage with a remote-controlled panel lift door and direct internal access to the home
- Clear side access to the approx. 11.5m x 9m triple bay shed with two 3.1m entry doors and a 3.3m drive-through vehicle port to one side
- The shed also includes power with 15A power sockets, built-in workbenches, gas hot water for the shower, a toilet, and a wash basin
- Beautiful and established tropical gardens, plus a greenhouse and potting area with an approx. 23,000-litre rainwater tank on the shed
- Ample space to accommodate large RVs, caravans, and boats, or add a pool
- A solar hot water service

The sellers have REDUCED the price and are calling for offers - So contact our team now to arrange your private inspection or video call walkthrough - you will only be disappointed if you miss this one ?.

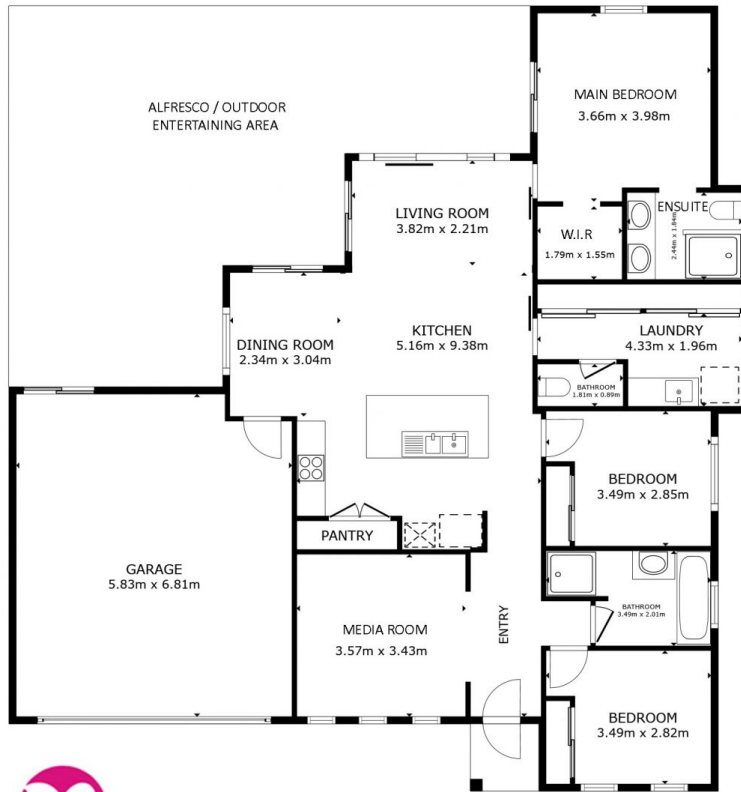
NOTE: Property boundary lines are shown as approximate/indicative only in associated images - please refer to survey plans for full details.

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**Price** : Offers From \$1.1 Million  
**Land Size** : 2007 sqm  
**View** : <https://www.mitchellsrealty.com.au/property/3-tranquility-court-river-heads-qld/8571612>



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**MITCHELLS** FLOOR PLAN  
REALTY

GROSS INTERNAL AREA  
FLOOR PLAN 124.8 m<sup>2</sup>  
EXCLUDED AREAS : GARAGE 38.9 m<sup>2</sup> PATIO 62.7 m<sup>2</sup> VERANDA 2.1 m<sup>2</sup>  
TOTAL : 124.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

