

## 15 Sovereign Way, MURWILLUMBAH, NSW 2484

### Elevated Estate Living with Space for the Whole Family

Positioned in the sought-after Sovereign Heights Estate, this stylish residence offers the perfect blend of modern comfort, family functionality and low-maintenance living. Set on an elevated 785sqm block directly opposite leafy council reserve and just moments from the local park and playground, the home enjoys a peaceful setting with plenty of room for growing families.

Thoughtfully designed across all levels, the home offers generous proportions, and seamless indoor/outdoor flow. The central open-plan living and dining area is light-filled and welcoming, extending effortlessly to the covered timber entertaining deck where you can relax, host friends or enjoy the outlook over the backyard.

The spacious, fully fenced yard provides an ideal space for children and pets, with ample room to add a pool or further landscaping if desired. A bonus is the large under-house storage area, perfect for tools, bikes, outdoor gear or additional household storage.

Features of the property include:

- Stylish split-level home on an elevated 785sqm block

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 71P1632

#### **SALE DETAILS**

**Contact Agent**

#### **CONTACT DETAILS**

**Tweed Valley & Coolangatta**

1/36-42 Main Street & 3/70  
Griffith Street  
Murwillumbah &  
Coolangatta, NSW/QLD  
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**Kristie Hoffman**

0427 328 764

- Quiet position opposite leafy council reserve
- 13kw solar system
- Four generous bedrooms with built-in robes
- Master with walk-in robe and modern ensuite
- One bedroom positioned on the middle level, ideal for guests or home office
- Main bathroom with separate toilet
- Light-filled open plan living and dining area
- Galley style kitchen with island bench, ceramic cooktop, dishwasher and generous pantry
- Covered timber entertaining deck flowing from living area
- Reverse cycle air-conditioning in living area
- Ceiling fans and LED lighting throughout
- Separate internal laundry with linen storage
- Double remote garage with internal access
- Excellent under-house storage area
- Large water tank
- Fully fenced backyard with room for a pool

Sovereign Heights Estate is highly regarded for its family-friendly atmosphere, quiet streets and elevated surrounds. Just minutes to Murwillumbah's vibrant CBD, enjoy a growing café and dining scene, boutique shopping, supermarkets, schools, sporting facilities and the Northern Rivers Rail Trail. The Tweed Coast beaches are approximately 25 minutes away, while Gold Coast International Airport is within easy reach for commuters and travellers alike.

A superb opportunity to secure a quality home in one of Murwillumbah's most desirable estates, ideal for families, investors or buyers seeking modern living with lifestyle appeal.

Kristie Hoffman 0427328764 ~ Proudly representing the sale of this property.

#### Disclaimer:

All information contained herein is gathered from sources we believe to be reliable. Elders Tweed Valley and its staff will not be held responsible for any act or omission arising from the accuracy of such material.

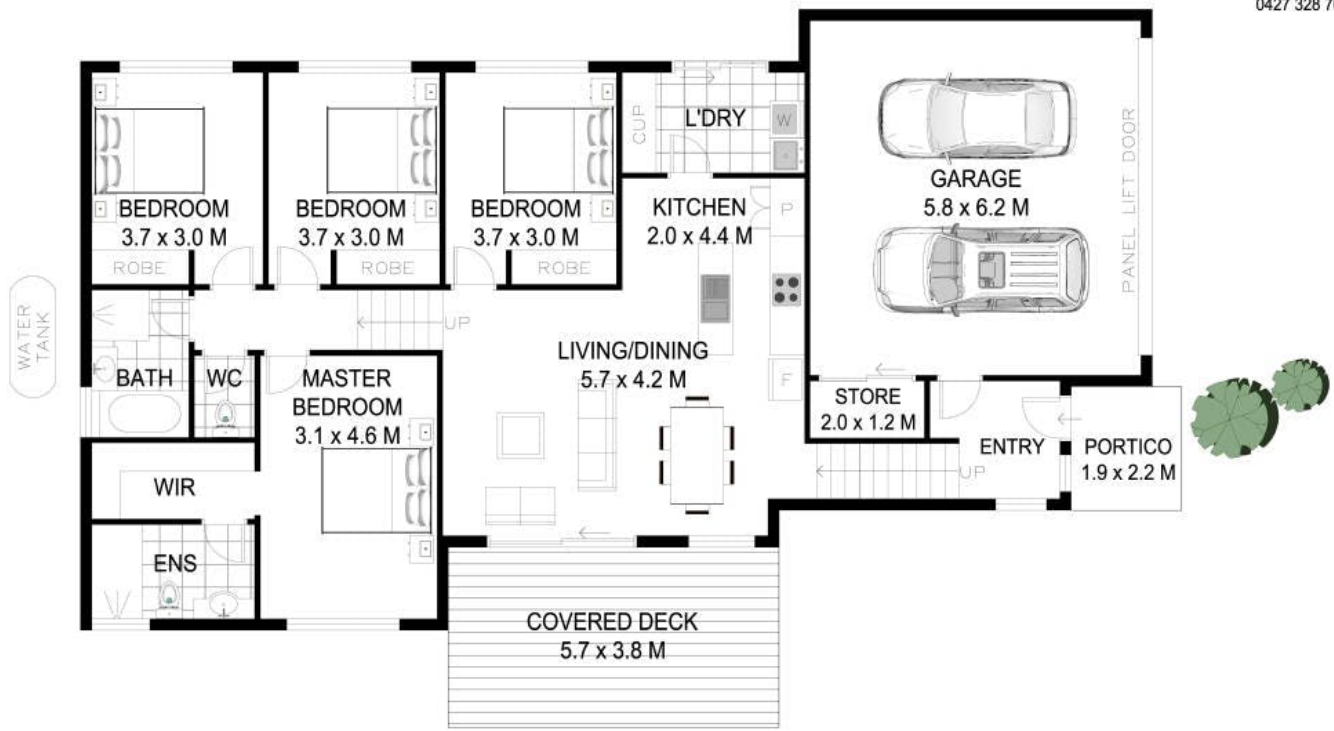
We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

- Land Area 785.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite









Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INTERNAL : 146 SQ.M.  
EXTERNAL : 26 SQ.M.

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