



13 Sovereign Way, MURWILLUMBAH, NSW 2484

Enjoy the Best of Sovereign Heights

Perfectly positioned in the highly regarded Sovereign Heights Estate, this beautifully presented three-bedroom home offers space, privacy and a relaxed lifestyle on an elevated 841sqm parcel. Overlooking leafy council reserve with a park and playground across the road, the home enjoys a peaceful green outlook and a wonderful sense of space that is rarely found in residential estates.

Designed across two generous levels, the home offers multiple indoor and outdoor living spaces that embrace its picturesque surrounds. Entertain on the expansive front deck overlooking the reserve, unwind on the rear deck capturing beautiful views towards Mt Nullum, or simply relax amongst the established tropical gardens and spacious backyard. Downstairs, more than 50sqm of storage and workshop space provides exceptional versatility for tradies, hobbyists, home businesses or those simply needing extra room.

Features include:

- Three generous bedrooms with built-in robes, including the spacious master suite complete with walk-in robe, ensuite and plantation shutters

TYPE: For Sale

INTERNET ID: 71P1674

SALE DETAILS

Guide \$1,200,000

CONTACT DETAILS

Tweed Valley & Coolangatta

1/36-42 Main Street & 3/70 Griffith Street
Murwillumbah & Coolangatta, NSW/QLD
02 5602 2950

Kristie Hoffman

0427 328 764

- Well-appointed main bathroom servicing the remaining bedrooms with separate toilet
- Light-filled open plan living and dining flowing seamlessly onto the large covered front entertaining deck overlooking the leafy reserve
- Stylish kitchen featuring stone benchtops, breakfast bar, 900mm Artusi oven, gas cooktop, dishwasher and feature pendant lighting
- Reverse cycle air conditioning to the living area with ceiling fans throughout
- Separate built-in laundry
- Double remote garage with internal access
- Over 50sqm of lower-level storage and workshop space with water tank, ideal for tradies, hobbies, additional storage or a home workspace
- Covered lower-level entertaining deck
- Expansive rear entertaining deck with fly-over roof capturing beautiful Mt Nullum views while overlooking the fully fenced backyard, established tropical gardens and generous lawn for children and pets to enjoy

Sovereign Heights Estate is one of Murwillumbah's most sought-after residential communities, known for its quality homes, underground services and welcoming neighbourhood atmosphere. Families love the convenience of parks, walking paths and open green spaces close by, while Murwillumbah's vibrant town centre is just eight minutes away, offering excellent caf  s, restaurants, boutique shopping, schools and all your everyday essentials.

Nestled in the heart of the Northern Rivers, Murwillumbah offers an exceptional lifestyle where rolling green countryside meets the coast. Spend your weekends exploring the renowned Northern Rivers Rail Trail, discovering local farmers' markets, galleries and artisan caf  s, or enjoying the region's beautiful national parks and scenic hinterland. The world-famous beaches of Cabarita, Kingscliff and Hastings Point are just 25 minutes away, while Gold Coast International Airport is approximately 35 minutes from your doorstep, making this a location that perfectly balances lifestyle, convenience and connectivity.

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.

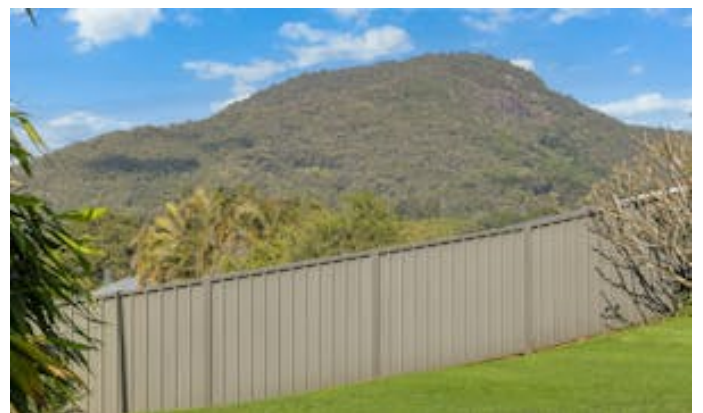
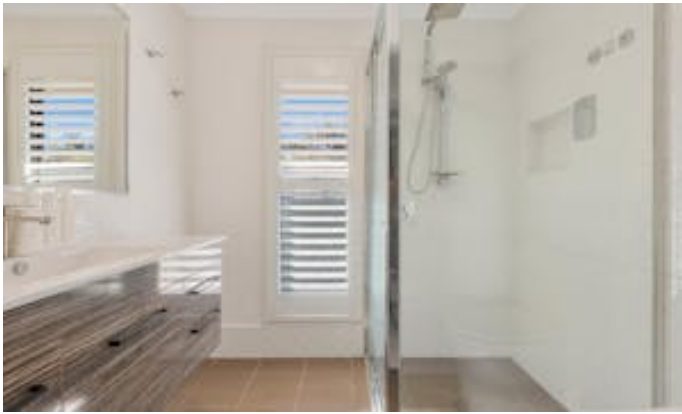
We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Other features: Area Views, Close to Schools, Close to Shops, Close to Transport

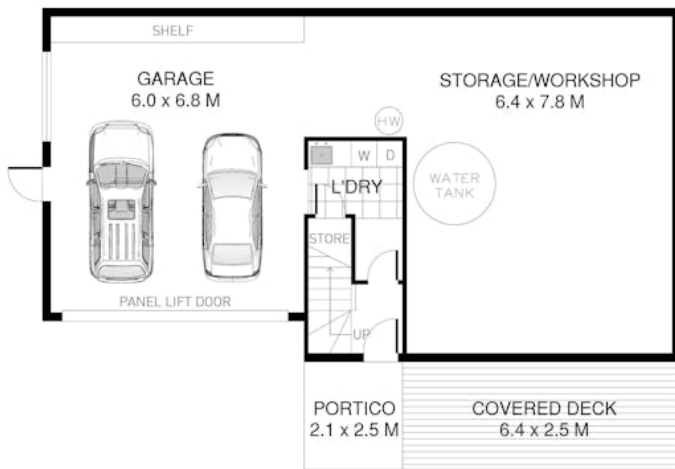
- Land Area 841.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite











LOWER LEVEL



UPPER LEVEL



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 : 238 SQ.M.
EXTERNAL : 62 SQ.M.



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