



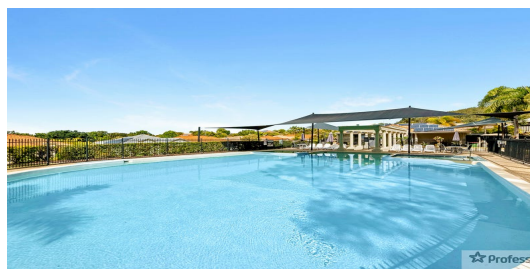
# FOR SALE

4  | 3  | 2 

47/31 LANGPORT PARADE, MUDGEERABA, QLD, 4213



**SANDRA LIEBENBERG**  
PROPERTIES GOLD COAST



## BRING YOUR BOAT CARAVAN OR TRAILER - DUAL POTENTIAL

Located in the exclusive Somerset Views Estate this Free-standing Four Bedroom home with Dual potential has plenty of private off street parking. If you are after space and privacy this property will tick all your boxes. Immaculately presented, and centrally located this estate was completed in 1999 and the secure complex is pet friendly with a swimming pool and gym.

### Lifestyle:

The upper level has a generous sized kitchen, with ample bench and cupboard space and open plan living leading out onto a peaceful alfresco patio area and private backyard. The master bedroom has its own private ensuite with plenty of cupboard space, the other upstairs bedrooms are generous in size and both open to a shared balcony. Located on the ground floor is the Forth Bedroom with its very own private ensuite, which is perfect for Dual living, teenagers retreat or guests.

### Property Features:

- Four Bedrooms- Two bedrooms have private ensuites
- Three bathrooms
- Open plan living
- Centrally located kitchen with dishwasher and plenty of storage
- Private backyard
- Split system air-conditioning and ceiling fans
- Double lock up garage
- Dual potential

**PRICE:**  
\$460,000

**OPEN FOR INSPECTION:**  
N/A



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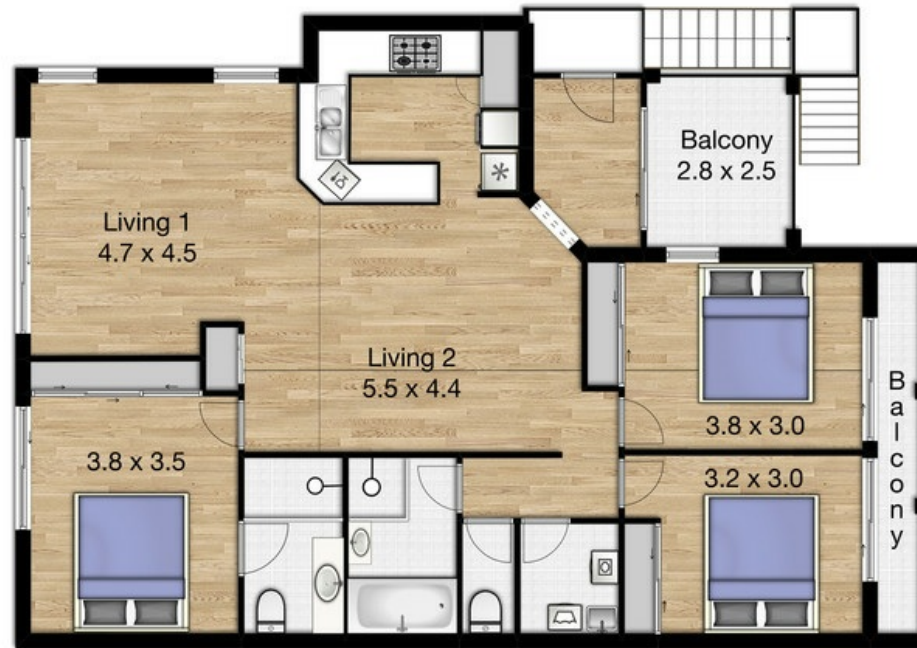


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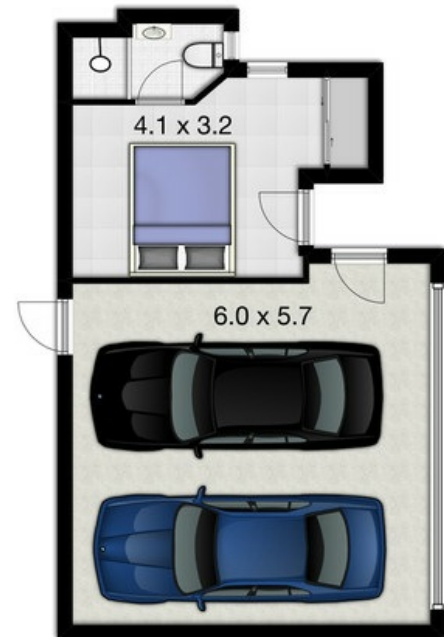
## Villa 41 - 31 Langport Parade, Mudgeeraba

Land 276m<sup>2</sup> | Garage 2 cars | Bedroom 4 | Bathrooms 3 | Living 2  
Approximate Upper Floor Area 131m<sup>2</sup> - Lower Floor Area 53m<sup>2</sup>  
Total Approximate Floor Area 184m<sup>2</sup>

 **Professionals**  
Mudgeeraba



Upper Level



Lower Level

Whilst every attempt has been made to ensure the accuracy of the floor plan Measurements of doors, windows rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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