



SOLD

**SPACIOUS, SELF CONTAINED ANNEX,
OUTSTANDING VIEWS, PRIVACY, OPPORTUNITY
AND MOTIVATED SELLER - LET'S TALK.**

Contact Peter Simmonds to register your interest – 0438 892373

Welcome to 44 Range Road a property of limitless potential and unparalleled calm! Nestled on the edge of the Gold Coast hinterland just 10 minutes' drive to Mudgeeraba or 15 minutes to Robina town centre – close to private/State schools and Robina rail station.

This 4-bedroom, 2-bathroom plus self contained one bed roomed annex is situated in rural haven is not just a property; it's an invitation to reimagine your lifestyle. Enjoy guaranteed privacy and breath-taking panoramic views of the Pacific Ocean, Gold Coast skyline to the East and Springbrook National Park to the Southwest, this property is ready to move in or become a project as a future renovator.

Property Highlights: Four bedrooms (main with en-suite & WIR), and additional family bathroom. laundry and open plan living / dining with views. Attached with separate entrance is a large one bedroomed annex consisting of a kitchen, bath/wc and separate living/dining room. Each generously spaced and awaiting your personal touch.

Potential Renovator: Unleash your creativity! This property is ready to occupy or might be considered a blank canvas. With limitless potential, your imagination is the only impediment to what this space could become. Bring your 'Grand Design' to fruition and take this property to the next level.

Privacy Guaranteed: Tucked away from the hustle and bustle, revel in the seclusion of your own private retreat just minutes from town but two minutes to the Hinze Dam boat ramp. Whether you're entertaining guests or seeking solitude, this property offers an unparalleled sense of exclusivity.

Spectacular Gold Coast Views: Witness the magic of dawn breaking over the Gold Coast skyline and experience the mesmerizing sunsets as the Gold Coast comes to life. All living areas and bedrooms enjoy the most magnificent views.

4 BED | 2 BATH | 2 CAR

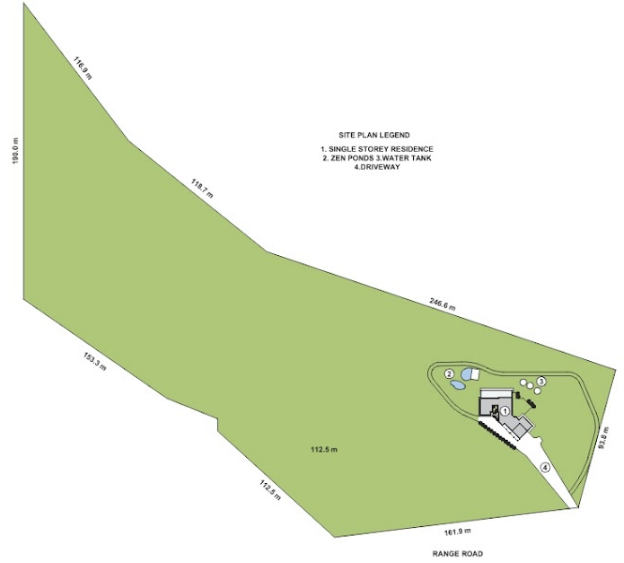
PRICE:
\$1,815,000

OPEN FOR INSPECTION:
N/A



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44 RANGE ROAD MUDGEERABA



5.59 HECTARES OR 13.8 ACRES



4 BED + OFFICE



3 BATH



2 CAR +

INTERNAL 281 m²

DECK & ENTRY PATIO 96 m²

TOTAL 377 m²



PETER SIMMONDS 0438 892 373

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.