

74 SUNVALLEY COURT
GUANABA



REFRESH
REAL ESTATE



SOLD

ONE OF GUANABA'S FINEST DUAL LIVING EQUESTRIAN ACREAGE ESTATES

Live the nature lovers dream in the heart of one of the most beautiful, idyllic locations on the Gold Coast. An exciting opportunity to own your very own slice of Guanaba prime real estate.

Have you been searching for an estate that provides peace, space and an abundance of natural landscapes? Well it's all here and there's not just the main residence to enjoy, this estate also comes with 4x4 stables, expansive fully fenced paddocks and the most beautiful one bedroom Hamptons style cottage, providing the ideal setting for dual living, rental investment income or the perfect Airbnb opportunity.

Step inside and prepare to feel instantly at home. The open plan living and dining area is flooded with natural light, creating a warm and inviting atmosphere. The high ceilings, large windows and french doors throughout not only add to the sense of space but also frame the stunning views of the rolling hills and green pastures.

The heart of this home is the country style kitchen, complete with European appliances, steam bake AEG oven, ample storage space and a large and inviting island stone-top bench, creating an ideal space for the family to come together or to entertain guests.

The main residence provides four, potentially 5 spacious bedrooms, with plenty of room for a growing family. The master bedroom & en-suite is a true retreat, with access to the large deck overlooking the most stunning panoramic hinterland views and stables. There is also a home office, perfect for those who work remotely or need a quiet space to study. And for the car enthusiasts, the property comes with a three-car garage and workshop, providing ample space for your vehicles and storage.

The expansive land itself is a dream come true for those who long for a country lifestyle and with plenty of space to add a pool, a hobby farm, another

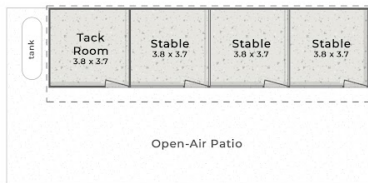
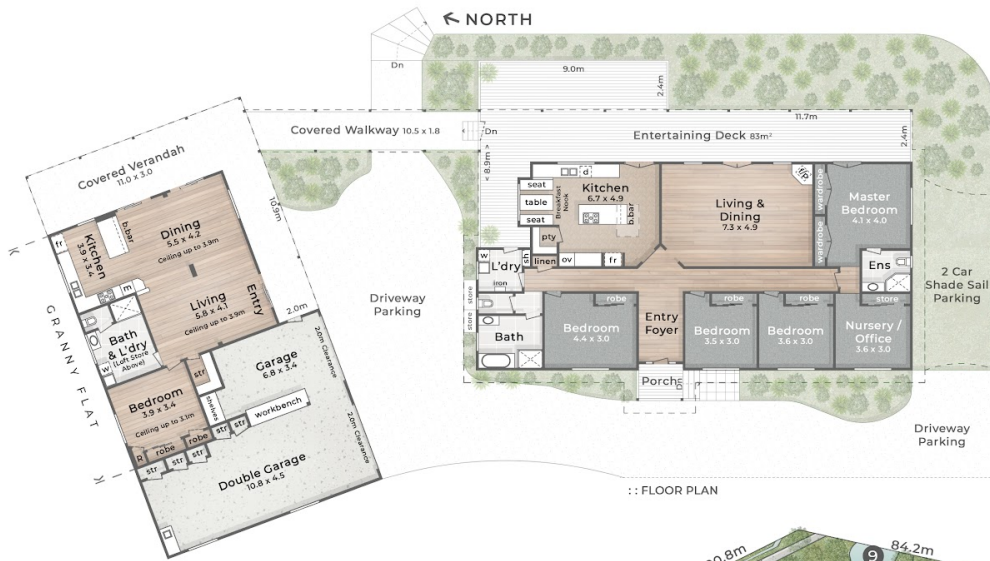
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PRICE:
\$1,840,000

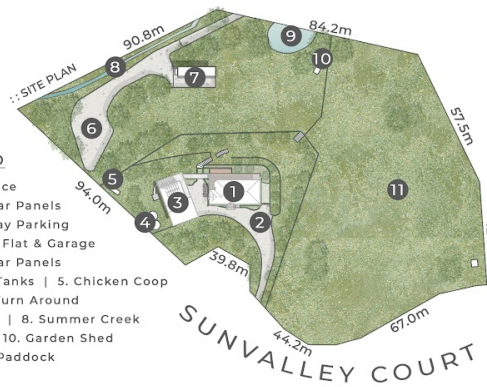


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:: STABLES
(Not Actual Location)



LEGEND

- 1. Residence w/ PV Solar Panels
- 2. Driveway Parking
- 3. Granny Flat & Garage w/ PV Solar Panels
- 4. Water Tanks | 5. Chicken Coop
- 6. Horse Turn Around
- 7. Stables | 8. Summer Creek
- 9. Dam | 10. Garden Shed
- 11. Horse Paddock



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74 Sunvalley Court
GUANABA

1.64 Hectares or
4.05 Acres

5 Bed + Office

3 Bath

5 Car + Off-Street

Internal 200m²

Granny Flat 91m²

Garage 76m²

Entertaining Deck &
Covered Externals 159m²

Total 526m²

Stables 59m²

Loft Store 11m²

pdc.

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