



**SOLD**

## UNDER CONTRACT BY AUDREY GOETZ

First time available for sale in over 40 years, this solid brick & tile home is located on a 4501m<sup>2</sup> block on over 1 acre of magical land teaming with wildlife and birdlife with an ideal North East aspect.

The warmth and character of this home tells the story of decades of happy memories, a blank canvas with so much potential and a great foundation.

This is a home where you can feel the character, strength and spirit of the property with the exposed high ceiling beams showing the bones of the home in the living areas and the warmth of the original timber floor boards throughout and the fireplace. The living area flows out to the big North facing deck overlooking the pool and the land. This property offers space and privacy with an existing granny flat and is nestled in the heart of Mudgeeraba, within minutes to Robina Town Centre and major local public and private schools just minutes away.

The potential is endless! Make an offer, will not last in this location!

- ✓ 4501m<sup>2</sup> (over 1 acre) of land
- ✓ 280m<sup>2</sup> brick and tile home
- ✓ North East aspect
- ✓ Existing granny flat currently used combining the master bedroom and the rumpus/ 5th bedroom
- ✓ Possibility with lots of space to still build a separate 80m<sup>2</sup> granny flat (subject to council approval)
- ✓ Spacious combined living/ dining and kitchen area with high exposed ceilings
- ✓ 4-5 Bedrooms or 3 bedrooms + 1 bedroom granny flat
- ✓ 2 original bathrooms loaded with character! Main bathroom with sunken tiled bath!
- ✓ Pot belly stove in the living area
- ✓ Timber floors throughout
- ✓ Functional timber kitchen loaded with character and warmth
- ✓ Spacious and generous North facing deck overlooking the yard and pool
- ✓ Good size garage/ storage under the home - no current road access
- ✓ Location within minutes to prestigious Somerset College, Cloverhill, Robina High, Kings & Hillcrest College & Robina Town Centre
- ✓ Wildlife corridor & Reserve at the end of Tanby Court teaming with wildlife, nature and a stream- Tanby Court Reserve - stunning area for gentle hikes
- ✓ Within minutes to Burleigh Heads Beach, the M1 and popular landmarks

**5 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$1,460,000

**OPEN FOR INSPECTION:**  
N/A



**Audrey Goetz**  
**0412148078**

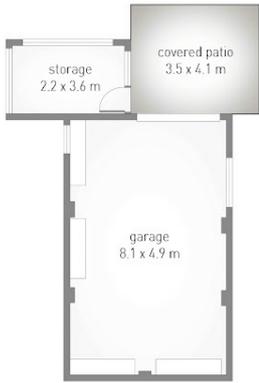
audrey@atrealty.com.au

<https://www.audreygoetzproperties.com>

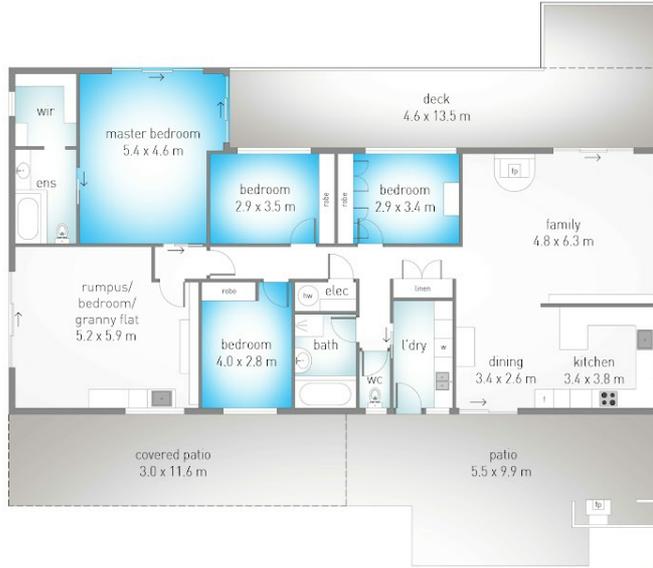
# 56 Bonogin Road, Mudgeeraba

5 2 1 4,490 m<sup>2</sup>  
internal: 231 m<sup>2</sup> | external: 49 m<sup>2</sup> | total: 280 m<sup>2</sup>

@realty  
Audrey Goetz 0412 148 078



lower floor



upper floor



site plan



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. north

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.

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