



SOLD

SOLD BY AUDREY GOETZ

Ocean glimpses and tranquil lake view, as big as a house! Approx. 27.5sq of contemporary, stylish and luxurious living in a serene bush setting. Relax, unwind and enjoy watching local wildlife go about their day!

This immaculate 3 bedroom villa is approximately 7 years old and is situated in the prestigious and tightly-held residential estate, Jacaranda Ridge, where small pets under 10kg are welcome. Private, spacious, open and breezy, this property would be a pleasure to come home to. Ideally located within walking distance to Kings College and a short distance to Somerset College, Hillcrest and Clover Hill. Access to Pacific Motorway, Robina Town Centre, Robina Station & Hospital, Gold Coast Airport and stunning beaches are all within minutes.

GROUND FLOOR – functional layout with main lounge/living and kitchen, ensuited master bedroom, laundry, powder room, private deck, study nook and double lock up garage. No stairs or steps.

LOWER FLOOR – 2 x large living areas, 2 bedrooms and bathroom.

- Land size approx. 421sqm,
- Spacious open plan kitchen with granite benchtop and Smeg appliances,
- 2 separate living areas, one upstairs and one downstairs which can easily be converted to 4th bedroom or granny flat (refer to floor plan),
- Air-conditioned open plan upstairs living area with access to deck overlooking the lake,
- Air-conditioned spacious master with large walk-in robe and ensuite,
- 2 x Quality modern bathrooms with granite benchtops + powder room
- Timber floors,
- Separate study nook ideal to work from home,
- Large 2nd & 3rd bedrooms with built in robes & ceiling fans,
- Separate laundry
- Double lock up garage + 2 additional car spaces,
- Small pets under 10kg allowed,
- Lots of storage area under the property,
- Large water tank,
- Gas hot water system and cook top,
- Low maintenance gardens.

Communal facilities include:

3 BED | 2 BATH | 2 CAR

PRICE:
\$565,000

OPEN FOR INSPECTION:
N/A



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Audrey Goetz
PRESTIGE PROPERTIES
IN ASSOCIATION WITH



Floor plan 4/ 45 Lancashire Drive,
Mudgeeraba

Enclosed area— 196.6 Sq m
Garage—36.0 Sq m
Porches and Balconies— 254.3 Sq m
Total— 254.3 Sq m

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LOWER FLOOR



GROUND FLOOR

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.