



## FOR SALE

### SOLD BY AUDREY GOETZ PROPERTIES

As New Eco Retreat, Nature Lovers Paradise within City Limits!!

As new, 2 year old, fully established eco retreat home built by quality renowned builder, Canopy Homes, on 1.38 acres of stunning bush land and backing onto reserve.

Enjoy tranquility, privacy and serenity as soon as you walk through the doors. Breakfast with the birds, bush walks, watch the wildlife off the North facing deck, and all a stone's throw away from the Robina CBD, the M1 Motorway, Gold Coast Airport and beaches.

The true essence of this quality home is it's clever layout, eco features and solar passive design. Easy open plan indoor/ outdoor living with high ceilings, everything has been planned and thought out to maximise and capture the natural benefits of sunlight and breezes through breezeways, windows and doors for year round comfort.

The Eco features of this stunning home are numerous, and maximise easy, green living. These include:

- Clever positioning on the land to maximise breezes and aspect to the sun.
- Wide eaves for shade, which allow windows to be left open even during rain.
- Extensive use of louvres (all insect screened) for maximum control of ventilation during all weathers.
- Additional insulation, including under the house.
- E Glass on large stacking doors to deck, tempered glass throughout.
- Rainwater tanks and battery ready solar system in place.

This is an ideal "lock and go" property... low, easy maintenance.

Other features include:

- 2 separate living areas + large under roof deck overlooking the seasonal gully and stunning bush.
- Functional and well thought out kitchen with huge walk in pantry and storage/ appliance area.
- Established easy maintenance native bush food landscape including Macadamia, Davidson plum and more. Extensive use of natural bush rock retaining.
- Lovely grassed usable entertaining spaces front and back. Dry creek bed feature leading to a beautiful ephemeral creek that runs after rain and can be heard from the house.
- Large king size master suite with separate access to deck, walk in robes and ensuite with double shower and free standing bath.
- Spacious 3 way bathroom with separate toilet.
- Double lock up garage plus room undercover for a caravan, boat, trailer etc still with plenty of off street parking.

3 BED | 2 BATH | 1 CAR

PRICE:

Offers over \$850,000

OPEN FOR INSPECTION:

N/A



**Audrey Goetz**

**0412148078**

[audrey@atrealty.com.au](mailto:audrey@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



0 1 2 3 4 5

Scale in metres. Indicative only. 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.

220 Carrington Road, Bonogin

FLOOR AREA : 290 SQ.M.  
LAND AREA : 5,616 SQ.M.



**realimage media**  
PROPERTY PHOTOGRAPHY + DIGITAL MEDIA

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.