

1/16 Douma Drive, Mudgeeraba, Qld 4213



House For Sale

Tuesday, 9 January 2024

1/16 Douma Drive, Mudgeeraba, Qld 4213

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 219 m2

Type: House



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\$689,000 Plus

Properties like this are as rare as hen's teeth! Being as rare as they are, this one really showcases how good this modern & low-maintenance lifestyle can be. Great for investment, perfect for a start and great value for retirement, it covers all the options. The owners have completed extensive renovations to modernise the property and improve its appeal as a low-maintenance, airy and bright home. Downstairs, the kitchen, living and outside areas have all been completed to a high standard with great open plan flow, making it a great space for entertaining. The raked ceiling in the living room adds height making the space feel spacious, light and open. Upstairs is very neat, but not upgraded yet and gives you the opportunity to stamp your mark on the property and easily finish what seems to be a diamond rarely seen in this market. With sizable bedrooms, the bathroom (although only one) caters for all needs. This can also easily be changed with enough foresight! Duplex living offers a unique combination of compact but usable living space and easy maintenance, giving you more time to enjoy the lovely lifestyle on offer. Block size - approx. 249 sqm Total under roof area - 154 sqm

On Offer: Master bedroom with built-in wardrobes and ceiling fan, plus bathroom access. Bedrooms 2 & 3 with built-in wardrobes; ceiling fans in each room. Main bathroom with bath, shower and toilet. Multiple living areas, including dining and covered outdoor entertainment area. **NEW** Kitchen with updated modern appliances and wooden bench tops. Large living & dining area. Exterior covered deck accessed from the living/dining room - great for entertaining. Separate internal laundry with loads of cupboard space and ironing board cubbie. Downstairs guest powder room. SLU garage, plus shadesail-covered driveway parking.

What makes Mudgeeraba so attractive: What makes this location so great is the close proximity to the parks, easy walking distance to the shops and village, but the best is the short hop and a skip to Mudgeeraba State school, less than 500m away. Easy access to the city, Larger homes becoming available in the suburb, Some of the best coffee shops on the GC, Reputation of primary schools, Increase in upper end property prices, Surrounded by natural bushland

Schools Some of the Gold Coast's best private schools are within 5km's away, Somerset College, Kings Christian College, All Saints and Hillcrest and many more. Mudgeeraba State School is within walking distance. Cafes, Restaurants

Mudgeeraba has a unique setting with a well catered Village area that offers everything you could hope for without the hassle of going to a big shopping centre. Complimenting the shopping experience is weekly Markets that offer the best local produce of the community. Adding to this there is a monthly schedule with sporting events, open theatre nights, Friday night live bands and the best coffee shops on the coast!

Shopping Mudgeeraba Shopping village including Woolworths Bell Place plaza including Coles Aldi and any other public service also available

Transport Buses running to Nerang and Robina from the Mudgeeraba Village 20 minutes from Gold Coast airport 15 minutes drive from iconic Burleigh Beach 8 Private and Public schools within 5km Robina Town Centre less than 5 min drive 50 Minutes to Brisbane international Airport Easy access to the Pacific Motorway and 5 minutes to Robina Train Station 5 minutes to the home of the Titans at CBUS Stadium

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