

12 Gunsynd Drive, Mudgeeraba, Qld 4213



Acreage For Sale

Friday, 1 March 2024

12 Gunsynd Drive, Mudgeeraba, Qld 4213

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 4 m2

Type: Acreage



Kahlee Townsend
0421395068

Auction

Have you ever wanted to be on acreage but still be close to town? Look no further! This is as close to town as you can get whilst still having approx. 11.5 cleared acres bordering Bonogin Creek. Our instructions are clear this property WILL BE SOLD! Circumstances have changed and the sellers require the property to be sold. Take advantage of this rare opportunity with this well equipped property with many facilities including town water, 2 storage sheds and pumping rights from Bonogin Creek, making it the perfect opportunity for the equine enthusiast. Complete with 10 stables, 4 fenced paddocks and exercise track. Alternatively, the land can be diversified to potentially cater for the hobby farmer, orchardist, nursery, or cultivating exotic trees. The income possibilities are endless: be that renting out the current residence (approx \$1,000 per week), rent out the proposed second dwelling plus the agistment opportunities. Agistment income alone would exceed approx. \$1,000 per week. A potential total income of over approx. \$2,500 per week. Located approx. 5 mins from Robina and the M1 Motorway, this property borders Bonogin Creek and is absolutely suited to the horse lover! In addition to the main residence, is the shell of the existing pool house that consisted of a guest bedroom and bathroom and DA approval and builders plans for a new granny flat. If you're a builder, tradie, and visionary who possess the desire to restore and transform it into a remarkable masterpiece, then it's you who will love to unleash your creativity and bring this property back to life. Key features: ☑ The main residence consists of 3 bedroom, study and 2 bathrooms ☑ Reverse cycle air conditioning throughout ☑ 2 car garage with 3m ceiling ☑ The large 13.2m x 4.7m inground pool has just undergone a makeover so simply sit back and enjoy after a fun day of horse riding ☑ DA approval for a new granny flat - potential rental income of approx \$600 per week ☑ 4 fenced paddocks, water troughs (town water) and 3 horse shelters ☑ 10 horse stables with holding yards (stables with solar power and battery) ☑ Chicken coup ☑ Exercise track ☑ 300m creek frontage ☑ Flat usable land ☑ 2 Storage Sheds ☑ Tractor and Horse Float storage ☑ Usable 4.51 Ha (11.5 acres) ☑ Secure, electronic gated front entry ☑ Pumping rights from creek ☑ Only 5min to Robina Town Centre Homes with so much to offer, in this highly sought after and exceptionally friendly community are very tightly held, so on the rare occasion they do come up they get snapped up even quicker! Mudgeeraba is located just minutes from the Pacific Motorway and is an easy commute to the Brisbane CBD and International airport. To the south, the NSW border is within easy reach, passing the Gold Coast International and domestic airports. The thriving Robina Town Centre is on your doorstep and provides all the facilities you could possibly require. With Queensland's finest schools, beaches, shops, transport and medical facilities on your doorstep, it is the location that has it all and the lifestyle often only dreamt of. Make it a priority to attend one of the scheduled open homes, you won't be disappointed!