

14 Regency Place, Mudgeeraba, Qld 4213

House For Sale

Wednesday, 15 May 2024



14 Regency Place, Mudgeeraba, Qld 4213

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 809 m2

Type: House



Charl Louw

0755788800

EOI closing 20/05/2024 @6pm

Step into a one of kind offering - 14 regency Place.** Seller will consider early offers - Sale Closing Monday 20/05/24 @6PM** A true sanctuary in the heart of Mudgeeraba! Picture your self lazing around the pool on a warm summer afternoon or a cold winter Hinterland evening around the outside fireplace with the entire family enjoying every inch of your hospitality! Folks, this one does just that and if it sounds to good to be true, come and see for yourself! The picture tells a thousand words and this one is difficult to describe! Located within a 3-6 minutes walk to the entire Mudgeeraba shopping precinct, With Coffee shops, restaurants, shopping and amenities all so close, you might not need your car. The variety it offers truly adds to an amazing lifestyle! It boasts multiple living areas, a huge chef's kitchen complete with modern appliances and gas stove, high ceilings with exposed beams, wooden flooring in the kitchen/dining areas, air-conditioned bedrooms and kitchen/dining, indoor-outdoor flow and outside entertainment. The charming back deck offers views over an inviting pool and large lawn area. This large, character-filled house is built on an enviable 809sqm block, which is medium-density zoned to offer potential for future development – so do your due diligence and assess the options, because it is one of only 43 viable blocks of its kind! With plenty of parking options and storage for caravans, boats, trailers, this really ticks plenty of boxes. So to say that you had better be quick might sound like me beating the drum but in this market, speed is the single most important factor, especially in Mudgeeraba. Block Size - 809 sqm Total covered floor space - 377 sqm On Offer: * Master bedroom with Walk in wardrobe* 2 Large bedrooms with Built in Wardrobes* 4th smaller bedroom or study* a studio/office/rumpus room* Bathroom with shower and bath* Second bathroom with shower and adjoining laundry* Multiple Open plan living spaces* Chef style functional modern kitchen with stone bench tops* Rear decked areas off living space and front garden Verandah * Outside fireplace on decked area* SLUG plus double carport + driveway parking and side access gate to more parking* Pool and entertainment area General additions * Ceiling fans throughout* Hardwood polished floors in kitchen / dining areas* Security Screens throughout* Split cycle air conditioners throughout* Garden Shed 3m x 2.5m* Multiple car park including a double carport and three other spaces behind secured gate* Solar Power - 28 panel, 10.36kW system Location is King, this one being front and centre. Walking distance to all that Mudgeeraba Village has to offer, 2-3 min walk to the local shops, 5 min to restaurants, pubs, coffee shops and much more! What makes Mudgeeraba so attractive: Easy access to the city Some of the best cafes and restaurants on the GC Reputation of primary and secondary schools Increase in upper end property prices Surrounded by natural bushland Still only 12 minutes to the beaches of Burleigh Heads Schools Some of the Gold Coast's best schools are within 5km's away, Somerset College, Kings Christian College, All Saints and Emmanuel College, to name a few. You are also within 5 min to Mudgeeraba Creek, Mudgeeraba State & Clover hill State. 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 12 minutes drive to 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 For AFL lovers, only 20 minutes to Heritage Bank Stadium **Disclaimer of the advertisement: When preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.