

# 18 Canopy Drive, Bonogin, Qld 4213

## House For Sale

Thursday, 16 May 2024

18 Canopy Drive, Bonogin, Qld 4213

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3963 m2**

**Type: House**



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## Expressions Of Interest Closing Sunday 9th June

Welcome to Mayfield located at 18 Canopy Drive, Bonogin Queensland. An exceptional opportunity awaits to bring your inner-city acreage dream to life in highly desirable Canopy Drive, Mudgeeraba Forest. Just a five minute drive of Somerset College, Robina Town Center and M1 access, Mayfield extends an invitation to maximize the full potential of this outstanding acreage address. Taking into consideration an ultimate corner block position with expansive frontage along both Canopy Drive and Nicole Street, an immaculately maintained 1 Acre usable block with tennis court, Mayfield is very desirable. Potential for a substantial Barndominium (shed plus dual living), or multi-sport hub can all be considered as a transitional aspiration for this fine property. Fenced and electric gate entrance frames this picture perfect corner block. Featuring, rear and right side boundary to Bonogin Reserve, the setting is beautiful. To the rear of the block you will find a very convenient resort-style setting complete with fully fenced tennis court. There is a large lawned and fenced enclosure located only a few steps from outdoor entertaining ideal for children's playground and/or pet enclosure. Just a couple of steps away is the sparkling swimming pool which is also conveniently and privately located and within close proximity of outdoor entertaining. A Garden shed to house your ride on mower is nicely tucked and very easily accessible to the side of the home. Equipped with a custom built marine-grade outdoor kitchen featuring stone benchtop, wine fridge, 4 burner Beef Eater BBQ, Bosch oven, sink and extensive storage cabinets ideal for year-round entertaining and capable of supporting celebrations large and small. There is an open air fire pit located within the enclosure also. As you make your way from the driveway towards this beautifully presented homestead, you will love the expansive green space both front and rear. The homestead with covered walkways around and lush landscaped and lawned areas is very attractive. Stepping inside, every room has a view to the gardens and outdoor areas. Central to the desirable floor plan is the kitchen, lounge and dining. Kitchen complete with stone benchtops, kitchen island and 900mm gas free standing cooker ideally positioned overlooks the pool and entertaining areas. There are four bedrooms plus nursery/study. All bedrooms with ceiling fans and built in robes. The master suite offers an ensuite and walk in robe and split system air-conditioning. This is located to the far end of the home. Family accommodation to the other end of the home is supported by main bathroom including free-standing tub. A separate laundry is also located on this side of the home and garage with direct internal access will house two vehicles plus additional up to 4 vehicles in driveway which is partially shaded by a shade sail. Should you wish to entertain extending the home, architectural drawings are available. Located just moments of Somerset College, Kings, Hillcrest and Gold Coast Christian Colleges, All Saints Anglican School and Hinterland Regional Park. This property is also a few minutes to Robina Town Centre, Robina Hospital and Medical Hub, Robina Train Station and public transport. A mere 20 minutes' drive to vibrant Burleigh Beach. The M1 entrance connecting you to Coolangatta Airport (approx. 25 mins), This is an exceptional opportunity to immerse yourself into the all-absorbing lifestyle of Bonogin's highly desirable Mudgeeraba Forest residential precinct to maximise the full potential of what is on offer. Please join us to inspect to avoid disappointment or call Roberto Scartozzi on 0406 421 679 or Lisa Psaras on 0477 979 794 to discuss your interest.

**LAND & INFRASTRUCTURE**- 3,963m<sup>2</sup> (1 Acre) usable acreage block- Desirable Mudgeeraba Forest Address- Ideal corner block position- Peaceful and picturesque native setting - Professionally Landscaped low maintenance Native gardens- Fenced and electric gated entrance- Lawned enclosure adjacent tennis court and outdoor entertaining- Fire Pit- Double garage plus driveway parking- Garden shed- 24 Solar Panels 5kw Inverter- Town Water - Bio-cycle waste water system- NBN Installed- Conveniently located within minutes of schools, shopping, dining, public transport, hospital

**MAIN RESIDENCE**- Single Story Homestead - Picturesque landscaped and native setting- Rear and side to Bonogin Reserve & Koala Habitat- Private and peaceful outdoor and family areas- Potential to extend home (architectural drawings available)- Sparkling feature pool with functioning water fall in picturesque setting- Full size tennis court, fully fenced and flood lights installed- Marine Grade Outdoor kitchen including stone benchtop, sink, Bosch Oven, Beef Eater BBQ, wine fridge, under bench cupboards and drawers- Fire Pit- Beautifully presented and maintained residence- Split system air-conditioning in Master and living - Ceiling fans throughout- Solar system- LED lighting throughout- Multiple indoor outdoor entertaining areas- Open plan kitchen opening out to covered entertaining deck with pool and reserve views- Lounge with garden views- Dining overlooking enclosure and tennis court- Study or Nursery- 4 Bedrooms - Master with ensuite and walk in robe and garden views - Main bathroom is large and features double vanity plus soaking tub- Separate Laundry - Garage with storage and internal access plus external door- Garden Shed with roller door entry for ride on mower and garden tools

**RATES & FEES** - GCCC: \$1,113.45 approx. per six months- WATER Rates: \$308.296 approx. per quarter

Disclaimer: We have in preparing this information used our best

endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.