

# 21 Lydford Close, Bonogin, Qld 4213

## House For Sale

Friday, 3 November 2023

21 Lydford Close, Bonogin, Qld 4213

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 3387 m2**

**Type: House**



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## Expressions of Interest

This alluring residence is proudly positioned on an extremely usable 3,387 square metre lot within the prestigious Mudgeeraba Forest Estate. Combining coastal sophistication with luxurious comfort, this home provides the perfect setting for family lifestyle and entertaining. With renovations just complete, it is time for the lucky new owners to enjoy this much-loved family home. Benefitting from an ideal north-easterly aspect, the property is also bordered by bush reserve and koala habitat on two sides providing the ultimate in privacy and an abundance of wildlife. Inside, the attention to detail is apparent, with a layout that provides versatility for large families or those seeking space for a home business or potential for dual living. At the heart of the home a stunning farmhouse kitchen invites the family to connect at the large island bench whilst downstairs is the ultimate haven for relaxation with family members of any age having plenty of space to unwind. Long hot summer days are a breeze as you relax poolside, entertain alfresco on the verandah or set up backyard cricket on the sprawling enclosed lawn. Situated only minutes to prestigious local schools, restaurants, shopping centres and the convenience of the M1 motorway. If you are seeking a lifestyle of peace, privacy and convenience, this beautiful residence is an absolute must to inspect. Standout features include:

- Stunning new kitchen showcases stone benchtops, shaker style cabinetry, farmhouse style sink and quality appliances including Bosch 5 burner gas cooktop, integrated rangehood, Bosch wall oven and dishwasher
- Expansive living and dining areas adorned with polished solid timber flooring open via sliding doors to a sizable wrap around verandah which is ideal for watching the kids in the pool or spotting the abundant wildlife
- Accommodation includes five bedrooms with either built in or walk in robes and ceiling fans; three spacious bedrooms are located upstairs including an expansive master suite with large walk in robe and stunning newly renovated ensuite, whilst the two bedrooms on the lower level include an adjacent kids retreat / study zone which can easily be adapted for a dual living situation if required
- Two additional bathrooms (one on each level) have also been beautifully renovated with top quality fixtures and fittings. The downstairs bathroom includes a convenient external access, perfect for poolside parties and enjoyment
- The lower level of the home hosts an inviting, comfortable lounge area / media room ideal for family relaxation, as well as a separate living room and kids retreat
- Home office
- Separate well-appointed laundry
- Parking for two vehicles under shade sail as well as abundant off-street parking for additional vehicles / boat / caravan/ trailer
- Secure fenced area for pets
- Firepit area, perfect for the chilly winter evenings

Additional inclusions:

- Ducted air conditioning
- Ceiling fans
- High ceilings
- New carpet
- Fully fenced property with sliding gate access, ideal for families with children and pets
- Town water
- Envirocycle septic system
- Electric hot water
- Garden shed plus workshop underneath the house

Land Size: 3,387sqm Building size: approx. 549 sqm Location: Situated in the prestigious Mudgeeraba Forest Estate in central Bonogin within minutes to some of the Gold Coast's most sought-after private schools including Somerset College, All Saints Anglican School, Hillcrest Christian College and King's Christian College It is only a short drive to our world-famous beaches and Gold Coast Domestic and International airport Close proximity to Robina Town Centre shopping and restaurant precinct, the charming Mudgeeraba Village shopping centre, and an easy drive to the world famous Pacific Fair Shopping Centre and Star Casino Only minutes to the M1 motorway, Robina train station and hospital. 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.