

22 Cabbage Gum Road, Cudgera Creek, NSW 2484

Coastal

House For Sale

Wednesday, 27 March 2024

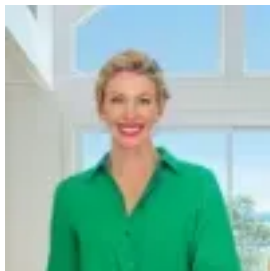
22 Cabbage Gum Road, Cudgera Creek, NSW 2484

Bedrooms: 6

Bathrooms: 4

Parkings: 10

Type: House



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Auction

Steeped in peace and privacy, escape to a lush five-acre paradise that promises the luxury of space, the beauty of nature, and a rare triple living arrangement. Unfolding across a picturesque landscape punctuated by a spring-fed dam, vast green spaces, established gardens and towering trees, you'll feel far removed from the urban sprawl yet it's under 10 minutes from golden beaches and 2 mins off the M1 for easy access. The main residence - a character-filled 2-bed, 2-bath abode with recently renovated kitchen - is enhanced by generous glass door and windows, keeping you connected to the natural wonderland outdoors. Adjoining the main house is a fabulous rumpus room which could easily be used as a third bedroom or teenagers retreat. An expansive alfresco deck and entertaining pavilion are party-ready or seek rejuvenation in the 15 meter solar heated saltwater pool that gazes across the tranquil spring. Enticingly, a modern 3-bed 1-bath guest house and 1-bed self-contained granny flat offer multi-generational living or the chance to earn robust returns. Sustainability features prominently too, with a natural bore that never runs dry, 8kW solar panels and an abundance of fruit trees. The property is also fully fenced and fitted with appropriate shed infrastructure to store machinery or run a home business. A slice of paradise that doesn't compromise on proximity to amenities and promises a healthy passive income stream? You'll need to act fast to secure this unique opportunity! Inspect today. Property Specifications:

- Rare triple-living estate, steeped in unsurpassed peace and privacy
- Sprawls across five manageable acres, punctuated by a spring-fed dam, vast open green spaces, established gardens plus fruit-bearing and towering trees
- Entire property fully fenced with chain wired plastic coated fencing and additional internal fencing and animal enclosures
- Private outdoor semi enclosed hot water shower
- Character-filled 2 bed, 2 bath main residence with extensive glazing, ensuring every room enjoys lush views
- Open plan living and dining is accompanied by a recently renovated kitchen and brand new bathroom
- Expansive alfresco decking plus entertaining pavilion with built-in outdoor kitchen and BBQ, large roll down blind and outdoor heater
- Solar-heated 15m saltwater lap pool, overlooking the valley and the lily-pond-clad dam
- Second dwelling/guest house is a modern 3-bed, 1-bath property which could possibly generate approx \$50,000 per year with Airbnb/holiday rental (STCA) or Permanent Rental.
- Third dwelling is a self-contained 1-bed, 1-bath granny flat/shed yielding approx. \$350pw rent
- Extensive irrigation, whole property run on natural bore water that never runs dry
- 4m deep spring fed dam with unlimited underground water
- Capped spring delivers high quality water to 2 x 30,000 tanks which gravity feeds down to all dwellings and water system
- 8kW back to grid solar
- 1 x gas heater on main house and separate solar electric systems on granny flat and guest house.
- Electric front gates
- Sheds include - 9m x 6m, 12m x 5m, 7m x 9m (with 3m high roller doors), 8m x 12m (with 3m high roller doors)
- Walkways connect the buildings
- Three large carports with 2 having high clearance (3m high) to store a caravan or boats
- 3m x 9m x 2m high brick shed to store ride-on lawn mower and gardening equipment
- Pristine Pottsville beaches, plus schools, cafes, shops and services within 6km
- 25 minutes to Gold Coast Domestic and International Airport

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