

2494 Beaudesert - Nerang Road, Benobble, Qld 4275 **RayWhite**

## House For Sale

Tuesday, 12 March 2024

2494 Beaudesert - Nerang Road, Benobble, Qld 4275

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 4238 m2

Type: House



Simon White

## Auction

**AUCTION:** Sunday 21st April at 10am Gold Coast Auction Experience: Gold Coast Convention and Exhibition Centre Best value acreage, 3 bed home on Canungra's doorstep. Entry level or commercial opportunity on offer! Whether you're a first-time buyer eager to embark on the journey of homeownership, a growing family seeking a vibrant community hub, or an enthusiast looking for a renovation project to create your own personalized oasis, this property has something for everyone. With its spacious layout, picturesque surroundings, and endless potential, this property is more than just a house - it's a canvas waiting for your unique vision to unfold. Set on a sprawling level block boasting over 150 meters of street frontage, this recently modernized 3-bedroom, 1-bathroom brick home offers a solid foundation primed for further enhancements. Ideal for growing families or savvy investors, this property is centrally located in the promising suburb of Canungra, poised to benefit from the area's unprecedented growth. But here's the real gem: positioned at the heart of Canungra's latest development boom, this property is set to be surrounded by one of the region's largest housing subdivisions. The potential for future development (STCA) is vast, with possibilities including townhouses, service stations, eateries, offices, childcare centres, or storage facilities - limited only by your imagination and vision for the area.

**Key Features:**

- Prime proximity to Canungra township (2 mins), Gold Coast (20 mins), and Brisbane (50 mins), offering convenience without compromising on tranquillity.
- The block's shape, access, and size, combined with its elevated position and extensive road frontage, ensure optimal exposure and accessibility.
- All essential amenities are in place, including town water, sewerage, underground power, and NBN connectivity.
- The house features recent upgrades, with a separate lounge and dining area, a spacious kitchen equipped with modern appliances, reverse cycle air conditioning, and ample covered parking spaces.
- Surrounded by established subdivisions, including Bennoble Heights and Grand Views, with many lots sold and construction underway.
- Adjacent to the renowned Aquis Equine racing complex, offering a unique blend of rural charm and world-class amenities.
- With the majority of surrounding land earmarked for long-term development, opportunities like this are increasingly rare in the coveted Scenic Rim region.

This is a blue-chip opportunity not to be missed, with all the key attributes already in place. Contact Simon White on 0458 156 795 to secure your inspection - act fast, as this opportunity won't last long! This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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