

**33 Abbott Court, Guanaba, Qld 4210**

**House For Sale**

Wednesday, 14 February 2024

33 Abbott Court, Guanaba, Qld 4210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Diana Cresswell  
0414967708

**\$1,900,000**

This classic Victorian-era Queenslander isn't just a home - it's a living piece of history. Built in the late 19th century before being lovingly restored and relocated to this sprawling 8 acre paradise, it's ready for a new chapter to begin. Comfortable as is but with scope to make your own mark, charming fretwork, all solid timber floors, majestic ceilings, tongue-and-groove wall panelling and a butterfly staircase are a nod to its storied past. These complement the traditional wraparound 3m verandah that hugs the grand exterior - perfect for entertaining or soak up the serenity of your rural setting. Indoors, on two separate levels are an oversized kitchen and three separate living areas, providing the freedom to spend time together or apart. Yes you can separate the two levels. Four spacious bedrooms and three bathrooms also feature, including the master suite with walk-in robe, ensuite and hidden double shower with three person spa. Outside, beat the summer heat in the 12m saltwater pool, relax in the spa or meander down to the Coomera river for some weekend canoe or fishing adventures. There's even a levelled and cleared land parcel that could serve as a future tennis court. A mammoth 18 x 9m shed caters to multiple needs - from parking to a workshop or storage galore - plus with a new 8.2kw Fronius hybrid solar system, with emergency outlet living off-grid is a genuine possibility. Steeped in quiet serenity, this location is still conveniently close to all necessary amenities. Upper Coomera Village is just over 10 minutes by car, with multiple schools within a 13 - 16 minute radius. You'll also love being just 20 minutes from the culture, crafts, cuisine and fine wines found along Tamborine Mountain's Gallery Walk. Don't miss your chance to make this grand dame your own! Inspect today. Property Specifications: • High-set Victorian-era Queenslander with classic butterfly staircase and wraparound verandah Built in the late 19th century and relocated to this 3.24ha/8 acre rural paradise • Comfortable as is, with potential to make it your own • Traditional tongue and groove wall panelling, fretwork, high ceilings, timber floors and original windows • Oversized kitchen plus three separate living areas • Four bedrooms and three bathrooms, including a master suite with walk-in robe and ensuite • Wraparound verandah offering tranquil views of the estate • 12m saltwater pool with separate spa • Levelled land - ready for a future tennis court • 18m x 9m shed (approx.) • River with native fish, ideal for canoeing and fishing • 12-month-old Fronius solar system - 10kW solar panels and hybrid 8.2kW inverter • Solar can have batteries added for an off-grid experience • No water rates (total rates currently approx \$2600 per year) • Just 11 mins to Upper Coomera Village shops, supermarket and services (approx.) • 13 mins to Jubilee Primary, 14 mins to Silkwood School, 15 mins to St. Bernard State School, 16 mins to Pacific Pines State High School (approx.) • Fabulous location just 15 mins to Tamborine Mountain Golf Club and 20 mins to the culture, crafts, cuisine and fine wines found along Tamborine Mountain's Gallery Walk (approx.) **DISCLAIMER:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.