

**34 Regency Place, Mudgeeraba, Qld 4213**

**House For Sale**

Thursday, 1 February 2024

34 Regency Place, Mudgeeraba, Qld 4213

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Ilona Barry

0424711033

## Expressions of Interest

Some homes simply make you smile - like this delightful single level sanctuary! Radiating a cosy and welcoming charm, it reveals relaxed, modern interiors complemented by skylights that invite abundant natural light. One hovers over the beautifully renovated kitchen to further illuminate its style, while a bifold servery window promises a seamless connection with the expansive outdoor entertaining deck. Fully covered, it's the perfect spot to host guests for an alfresco feast or watch the fun unfold in the new pool. A fully fenced backyard with a flat grassed area for pets and kids also features, along with poolside paving to soak up the sunshine. Back indoors, an open plan living and dining zone promises contemporary comfort, rivalled only by the soothing master suite. A true sanctuary, a cosy window seat tempts you to curl up with a good book while the walk-in robe and ensuite exude designer luxury. Two additional bedrooms are serviced by a fully tiled main bathroom, plus the home includes a renovated laundry with ample storage. Perched on a 785m<sup>2</sup> block in a peaceful, no-through-traffic cul-de-sac, this location promises convenience. Stroll to Mudgeeraba Market Shopping Village, ALDI Supermarket, parks, health and beauty amenities, or make a date to meet friends at a choice of charming cafes and restaurants, also accessible on foot. Esteemed public and private schools are within 4km, along with ultimate shopping, dining, leisure and entertainment destination, Robina Town Centre. All there is left to do is move in and enjoy!

Property Specifications:

- Delightful single level sanctuary, radiating a cosy and welcoming charm
- 785m<sup>2</sup> block in a peaceful, no-through-traffic cul-de-sac
- Relaxed, modern interiors complemented by skylights to invite in abundant natural light
- Beautifully renovated kitchen with a bifold servery window to the alfresco entertaining area
- Open plan living and dining area featuring plantation shutters
- Soothing master suite with window seat, pendant lighting, designer walk-in-robe and a stunning ensuite with floor-to-ceiling travertine tiles, custom lighting, dual showers and vanities
- Two additional bedrooms serviced by a fully tiled main bathroom with separate toilet
- Renovated laundry with ample storage
- Expansive, covered entertaining deck
- New 7m x 4m pool with paved area to soak up the sunshine in the north east facing yard
- Fully fenced backyard with shed and flat grassed area for kids and animals to play
- Split system air-conditioning and ceiling fans
- Electric hot water plus 16 solar panels
- 600m stroll to Mudgeeraba Market Shopping Village, 700m to ALDI Supermarket
- Charming cafes, bakeries, parks and local health and beauty amenities also accessible on foot
- Under 2km to Mudgeeraba State School and All Saints Anglican School, 4km to Somerset College
- Robina Hospital (2.1km), Robina Train Station (2.6km), Robina Town Centre (3km), CBUS Stadium (3.2km)
- Easy M1 access

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.