

# 41 Langport Parade, Mudgeeraba, Qld 4213



## House For Sale

Wednesday, 17 April 2024

41 Langport Parade, Mudgeeraba, Qld 4213

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 704 m2**

**Type: House**



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## Auction

Well looked after Family home, what a location - plenty of value here! Offering plenty of space for the entire Family inside and out. With a large kitchen and entertainment area, it complements the larger than normal bedrooms. This extremely well cared for home offers a whole lot of living, so don't miss out on a great opportunity. Situated in the very sought after Somerset Estate, within earshot of some of the best private schools the GC has to offer, and minutes from the M1! With access North and South, the best is your access to Robina and Burleigh is extremely Convenient! With parks, pathways, bikeways and sports fields in close proximity, location aside this one tick all the boxes. For all those families looking to relocate close to schools and enjoy a good family environment with quiet streets all round, this one is not to be missed. Block size - 704 sqm Total under roof area - 227 sqm On Offer: Master bedroom with ensuite, walk-in Robe Bedrooms 2, 3 & 4 all with built-ins Main bathroom with bath and separate toilet. Multiple living areas, including dining and large outdoor entertainment area. Kitchen with beautiful outlook over the large entertainment areas. DLU auto lock up garage. Garden shed/ workshop. Well established garden. Did I mention the views day and night? Totally private back yard Newly constructed fences 3 KW solar system. Security screens throughout. Manicured garden with plenty of lawn area for kids. What makes Mudgeeraba so attractive: What makes this location so great is the close proximity to the parks, easy walking distance to the shops and village, but the best is the short hop and a skip to Mudgeeraba State school, less than 500m away. Easy access to the city, Larger homes becoming available in the suburb, Some of the best coffee shops on the GC, Reputation of primary schools, Increase in upper end property prices, Surrounded by natural bushland. Schools Some of the Gold Coast's best private schools are within 5km's away, Somerset College, Kings Christian College, All Saints and Hillcrest and many more. Mudgeeraba State School is within walking distance. Cafes, Restaurants Mudgeeraba has a unique setting with a well catered Village area that offers everything you could hope for without the hassle of going to a big shopping centre. Complimenting the shopping experience is weekly Markets that offer the best local produce of the community. Adding to this there is a monthly schedule with sporting events, open theatre nights, Friday night live bands and the best coffee shops on the coast! Shopping Mudgeeraba Shopping village including Woolworths Bell Place plaza including Coles Aldi and any other public service also available Transport Buses running to Nerang and Robina from the Mudgeeraba Village 20 minutes from Gold Coast airport 15 minutes drive from iconic Burleigh Beach 8 Private and Public schools within 5km Robina Town Centre less than 5 min drive 50 Minutes to Brisbane international Airport Easy access to the Pacific Motorway and 5 minutes to Robina Train Station 5 minutes to the home of the Titans at CBUS Stadium\*\*\*\*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. 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. \*denotes approximate