

**43 Sugarglider Lane, Mudgeeraba, Qld 4213**



**House For Sale**

Thursday, 18 April 2024

43 Sugarglider Lane, Mudgeeraba, Qld 4213

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 632 m2**

**Type: House**



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## **\$950,000 PLUS**

Opportunity awaits a family that will buy an absolute GEM! One of the nicest streets around with an amazing neighbourhood and long standing owners. From the moment you get to the front door, you will be able to look back and have an uninterrupted view of the beautiful Springbrook valley. The location offers a very well balanced family lifestyle. With local parks, play grounds, bike and walk pathways and quiet streets it really does offer the perfect lifestyle! The home offers a large 4 bedroom set-up with multiple living areas, outdoor entertainment areas and plenty of yard space. Add onto this no neighbours to the rear of block and it truly stands out from the competition. Block size - 632sqm Total under roof area - 190 sqm On Offer: Large Master bedroom with ensuite & built-in wardrobe. Bedrooms 2, 3 & 4 with built-ins and ceiling fans. Main bathroom with bath, shower & toilet. Kitchen in close proximity to the entertainment area and overlooking the garden. Multiple living areas, including dining and outdoor entertainment area. Separate internal laundry with outside access Automated DLUG + Storage work space with extra off street driveway parking spaces.. Well established garden. Beautiful valley Views Security screens throughout. 8 Panel Solar system (1.5kw) 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 Creek 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 Creek 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\*\*Disclaimer of the advertisement: When preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained.