

**46 Bertana Drive, Mudgeeraba, Qld 4213**



**Sold House**

Tuesday, 17 October 2023

46 Bertana Drive, Mudgeeraba, Qld 4213

**Bedrooms: 5**

**Bathrooms: 2**

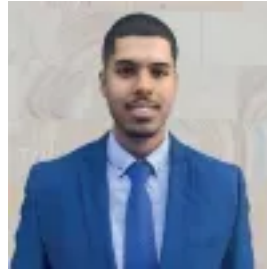
**Parkings: 2**

**Area: 4178 m2**

**Type: House**



Karyn O'Dea  
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**\$1,205,000**

It is Karyn O'Dea's absolute pleasure to introduce 46 Bertana Drive, Mudgeeraba. This original condition double storey home boasts expansive coastline views and is perched on a generous 4,178m<sup>2</sup> block. With gorgeous exposed brick throughout, classic archways, an open fireplace and vaulted ceilings, this is longing for an update. Upstairs features: • Kitchen with in wall oven and grill, dishwasher, electric stovetop, rangehood, air-conditioner and servery window into dining room • Dining room opens onto balcony • Large living room with open fireplace, air-conditioning, book shelves and double doors to big views from the balcony • Main bedroom with air-conditioning, built in wardrobes, shelving and private balcony • Two-way bathroom • Hallway storage • Two further bedrooms with built in wardrobes and adjoining balcony Downstairs features: • Kitchenette with storage and sink • Living room • Bedroom with ensuite and built in robe • Additional bedroom • Powder room Property features: • Solar hot water • Double carport • Second driveway access to single garage space under house with storage shelves • Room for a pool • Council rates per year approx.: \$2,000 • Water rates (excluding usage) per year approx.: \$920 • Rental return appraised at: \$890 to \$910 per week • School catchment area: Mudgeeraba Creek State School & Robina State High • Local independent schools: Somerset College, All Saints Anglican School, Arcadia College, King's Christian College Located at the opposite end of Bertana Drive you'll find the Hinterland Regional Park with off leash dog area and walking and horse riding trails. A short drive to Robina Town Centre, Robina Hospital, Train Station, The Glades Golf Club and an abundance of cafes and restaurants. For more information please call Karyn O'Dea on 0435 312 905 or Liam Vas on 0435 039 032.