

52 Wyangan Valley Way, Mudgeeraba, Qld 4213



House For Sale

Friday, 17 May 2024

52 Wyangan Valley Way, Mudgeeraba, Qld 4213

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 874 m2

Type: House



Tate Brownlee
0499191960

Auction

Ideally positioned in a quiet cul-de-sac of the exclusive Clover Hill Estate, this stunning split-level home epitomises luxurious family living with a thoughtful blend of modern amenities and charming design elements. As you enter this remarkable residence, the rich warmth of New England Blackbutt timber flooring welcomes you, setting a tone of refined elegance that extends throughout the home. Welcome to 52 Wyangan Valley Way, Mudgeeraba. The heart of this home is undoubtedly the spacious family kitchen, designed to cater to the needs of an enthusiastic chef while being the central hub for family gatherings. Featuring a 20mm stone benchtop, high-quality gas cooktop, and a walk-in pantry, this kitchen is both functional and beautifully appointed. Adjacent to the kitchen, the open plan living and dining area unfolds onto a tiled balcony, offering an idyllic setting for morning coffees or evening relaxation with views of the lush surroundings. The home boasts multiple living areas with high ceilings downstairs and 2.7 metre ceilings in the main living and master bedroom, accentuating the space for family activities and quiet retreats, including a cosy office nook perfect for work or study. The master suite is a sanctuary of its own with a double vanity ensuite, walk-in robe, and a private balcony that serves as a peaceful escape. Additionally, bedrooms two and three feature charming bay window seats and brand-new wool blend carpet, providing a picturesque spot to unwind. Downstairs, a large private fourth bedroom with dual walk-in robes offers flexibility and privacy, ideal for guests or as a teenage retreat. The outdoor areas of this home are equally impressive, featuring an expansive covered area that overlooks the sparkling three-year-old magnesium heated pool and a well-appointed deck, perfect for entertaining or simply enjoying the Gold Coast sunshine. The terraced backyard complements the outdoor living spaces, providing a secure and scenic environment for children to play and explore. Ceiling fans throughout the home ensure comfort year-round, enhancing the coastal lifestyle this location affords. Located just 1km to Somerset College, minutes to Robina Town Centre, and within easy reach of Burleigh Heads Beach and the Gold Coast Airport, this home offers an exceptional lifestyle opportunity in one of the Gold Coast's most desirable hinterland suburbs. Perfect for families seeking a blend of luxury, comfort, and convenience, this property is impressive from all angles. @ Tate Brownlee Real Estate, we open the doors to your future. Key Features: • Timber floorboards and brand new carpet throughout for a fresh, modern aesthetic • Spacious family kitchen with 20mm stone benchtop, gas cooktop, and walk-in pantry • Multiple living areas including a dedicated study nook, perfect for work or study • Master suite luxury featuring a double vanity ensuite, walk-in robe, and private balcony • Outdoor entertaining with an expansive rear covered area, swimming pool, and deck • Additional comforts like ceiling fans throughout and bay window seats in bedrooms • Prime location close to pristine beaches, Robina Town Centre, hospitals, elite schools, and easy M1 access. DISCLAIMER: We have in preparing this document 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 document. ** Attention Clients: Due to the current COVID-19 pandemic we are here to ensure the safety and health of our buyers, sellers & tenants. Social distancing will be applied upon any inspections and we will run through a list of questions and rules before entering the home.