

# 9 Curtis Court, Mudgeeraba, Qld 4213



## House For Sale

Thursday, 18 April 2024

9 Curtis Court, Mudgeeraba, Qld 4213

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 1723 m2

Type: House



Brad Coyne  
1300576000

## Auction

Tucked away in a scenic pocket, this well-maintained double-storey house offers comfort and convenience for a modern family. The property spans 1,723m<sup>2</sup>\*, with the home benefitting from privacy and elevated views over lush greenery from its position at the top of a long driveway. Five bedrooms and two living zones are spread across the two levels, providing ample space for a large or growing family. Glazing frames leafy green vistas in the main living, dining and kitchen zones, which flow seamlessly to the alfresco entertaining area. When the weather calls for it, alternate between the sparkling, north-facing swimming pool and adjoining shaded deck, which are surrounded by fenced, low-maintenance AstroTurf that children and pets are sure to enjoy. In addition to a double garage, there is off-street parking to accommodate further cars, a caravan or boat. Meanwhile, a garden shed ensures safe keeping for toys and tools. Offering the best of both worlds, the property's position is both peaceful and in proximity to key conveniences. Highly regarded schools can be reached within an easy walk or cycle, while a short drive opens up the many amenities of Robina. The Highlights:

- Elevated 1,723m<sup>2</sup>\* property in peaceful cul-de-sac
- Well-presented, double-storey family home
- Proximity to schools and key conveniences
- Swimming pool with water feature; flat AstroTurf; landscaped gardens
- Poolside deck and alfresco area with shade sails; pergola
- Covered porch; entry foyer featuring 5.4m\* void with pendant lights
- Open living, dining and kitchen area with alfresco access
- Kitchen features five-burner gas cooktop, oven, rangehood, double sink, walk-in pantry and central island with storage and seating
- Master bedroom has walk-in robe and ensuite with dual vanity, private toilet and large shower
- Guest bedroom has ensuite with shower, single vanity and toilet
- Three further bedrooms with built-in robes
- Large upper-level family room
- Main bathroom with built-in bath, shower, single vanity and separate toilet; powder room with toilet and sink
- Large laundry has built-in storage and hanging rack, sink and access to external drying court
- Double garage; additional off-street parking for caravan or boat; garden shed
- Split-cycle air conditioning and ceilings fans in living area and bedrooms

This address is enviably located in a peaceful pocket of Mudgeeraba, a central and family-friendly suburb. Within 4.6km are the many amenities of Robina, which include Robina Town Centre, Robina Hospital, Robina Rail Station and Cbus Super Stadium. Ideally positioned for families, it is surrounded by schools and sporting facilities, including Firth Park, which is 3.6km. It sits in the catchment for Clover Hill State School and Robina State High School and is only 1.8km from highly regarded Somerset College. Several golf courses are within a short drive, while the closest patrolled beach is less than 11km away. The M1 is nearby, facilitating easy travel north or south. Secure a great family home in a scenic and central locale surrounded by amenities – contact Brad Coyne on 0420 588 866. Disclaimer: 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. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.