

32 Lagoon Park Drive, Maudsland, Qld 4210



Acreage For Sale

Monday, 1 July 2024

32 Lagoon Park Drive, Maudsland, Qld 4210

Bedrooms: 6

Bathrooms: 5

Parkings: 5

Area: 6007 m2

Type: Acreage



Josh Finch
0422035686



Brad Coyne
1300576000

Auction

Auction On Site, Friday 26 July at 2:00pm Cutting a stately silhouette against a manicured parcel, this split-level residence commands a supreme foothold within 'The Haven', a prestigious acreage pocket. Set within the sought-after 'Riverstone Crossing' community, the 1.5-acre estate enjoys all the peace and privacy of the hinterland without forfeiting access to quality schools and amenities. A grand portico serves as the prelude to the impressive interior, where soaring recessed ceilings and wall niches elicit a sense of elegance. Configured to suit a large family, the floor plan offers excellent separation of space between its six king-size bedrooms and multiple living and entertainment zones. Parents will relish a sanctuary-like master suite featuring a walk-in robe and ensuite and adjoined by a comfortable retreat. Among the home's other stand-out inclusions are an executive-level office, tiered media room, games room and versatile multi-purpose space. The primary living zone is heated by a fireplace, while the adjoining kitchen features top-tier appliances and a 5m* island, perfect for casual meals. This open-plan space extends to a sweeping alfresco entertaining area, well-appointed with outdoor kitchen facilities and automated screens that protect from the elements and insects. The secure grounds also boast a large swimming pool and gazebo, several putting greens, swathes of lush, flat lawn and a free-standing gymnasium. In addition to an oversized four-car garage with plenty of storage space, there is a single carport plus an abundance of gated driveway parking. Highlights:- Picturesque 1.5-acre property with an abundance of useable land- Sprawling split-level home, perfect for entertaining and modern family living- Situated within the prestigious acreage pocket of 'The Haven'- Backyard putting greens- North-facing 14m* x 5m* pool with retractable cover, frameless glass fence; poolside gazebo- Free-standing gym on concrete slab, features ceiling fans, vinyl flooring and wall mirrors- Large alfresco area with automated fly screens and sun screens, ceiling fans, outdoor kitchen facilities, including built-in BBQ, rangehood, large sink and space for bar fridge- Grand portico; large, light-filled entry foyer looking upon courtyard with water fountain- 3m* ceilings throughout, reaching 4.23m* in entry foyer; decorative cornices, wall niches, PVC plantation shutters, new carpets- Open main living, dining and kitchen zone connects with alfresco entertaining area via multiple sets of sliding doors- Living zone features an Escea fireplace - Kitchen has Miele appliances, including oven, induction cooktop and rangehood; two Fisher & Paykel double-drawer dishwashers; double sink, Zip HydroTap; 5m* island- Butler's pantry with ample storage- Master bedroom features outdoor access, walk-in robe with built-in make-up vanity and ensuite with free-standing bath, large shower, dual vanity, private toilet and floor-to-ceiling tiles- Five additional, king-size bedrooms; two with a walk-in robe and private ensuite; three built-in robes and bathroom access- Office, renovated with new vinyl flooring and built-in 2Pac cabinetry- Peaceful retreat in master wing- Media room with tiered seating, projector, Screen Technics screen and Bose speakers- Billiard room plus separate games room- Three ensuites, two bathrooms and one powder room in total- Oversized four-car garage with epoxy flooring and plenty of storage space; single carport; secure driveway offers plenty of additional parking space- Hikvision CCTV with seven cameras; Crimsafe screens to external windows; three Crimsafe screen doors- Ducted, zoned air-conditioning and ceiling fans throughout; Aussievac ducted vacuum system- Bose lifestyle entertainment system with ceiling speakers in billiard room, living room, kitchen, alfresco area and pool- Fully-fenced property with gated vehicle and pedestrian access- Mature gardens and fruit trees; vegetable patch; swathes of secure, flat natural and artificial lawn- Solar power system; automated garden irrigation- 5,000L rainwater tank plus 7,000L in-ground rainwater tank; two hot water tanks- Unify internet and wifi systems, cat6 cabling to wireless access points through the house

Outgoings & Income:- Council Rates: \$2,002.22 per annum approximately- Water Rates: \$1,498.52 per annum approximately- Body Corporate Rates: \$36.41 per week approximately- Rental Appraisal: \$2,000 - \$2,500 per week approximately

This property sits within 'The Haven', a picturesque acreage estate within 'Riverstone Crossing', a prestigious northern Gold Coast community. It features 24-hour mobile security and an exclusive, residents-only clubhouse with facilities including two tennis courts, two heated swimming pools, a gymnasium, sauna, spa and playground. Those with a love of exercise will also appreciate two large riverfront ovals hosting cricket pitches, cycling and walking tracks and an off-leash dog park. The many conveniences of Pacific Pines are within an easy drive, while the larger retail precinct of Westfield Helensvale is less than 7.5km away. Several popular golf courses are within a short drive, while families will appreciate proximity to theme parks such as Movie World, Dreamworld and Wet'n'Wild. The address is also near to highly regarded schools, including Jubilee Primary School, A.B Paterson College, Assisi Catholic College, Coomera Anglican College and Saint Stephen's College. The M1 is nearby, facilitating easy travel north or south. Secure a supreme family home in a coveted acreage pocket – contact Brad Coyne 0420 588 866 or Josh Finch 0422 035 686. 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.