

**52 Sugarglider Lane, Mudgeeraba, Qld 4213**



**House For Sale**

Sunday, 23 June 2024

52 Sugarglider Lane, Mudgeeraba, Qld 4213

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Expressions of Interest

Peacefully placed on an elevated and easy-care 600m<sup>2</sup> block, this brick haven is ready for its next exciting chapter. Tidy and tasteful, it's rich with potential and ideal for first home buyers and those with a vision to modernise and make it their own. Two separate living areas feature, including a family/dining zone that adjoins the kitchen and lounge offset by dual picture windows, framing a lovely leafy outlook. A soaring raked ceiling adds a layer of sophistication too, while comfort and convenience continues with three bedrooms and two bathrooms, including a master suite with a built-in robe and ensuite. Outdoors, make memories year-round with an enclosed deck perfect for entertaining in any weather. Plus, with its tranquil nature views, it's a calming place to relax. The property also offers established veggie gardens with a variety of seasonal vegetables - a treat for those who love to garden or aspire to sustainable living. There's even side access to accommodate a boat or caravan, handy under house storage and plenty of car parking via a double garage and the driveway. Situated in a quiet cul-de-sac, families will appreciate the close proximity to sought-after public and private school options and being just 6km from Robina Town Centre. And when you're craving the coast, vibrant Broadbeach eateries, entertainment and golden beaches are a 14km drive. You'll need to act fast to capitalise on this charming home and outstanding location - arrange your inspection today!

**Property Overview:** -Charming single-level brick residence, ready for its next exciting chapter-Elevated, easy-care 600m<sup>2</sup> block in a peaceful cul-de-sac-Tidy and tasteful, with ample potential to modernise and make it your own-Kitchen adjoins a family/dining area-Lounge room enhanced with a soaring raked ceiling and dual picture windows framing leafy views-Three bedrooms, including the master suite with built-in robe and ensuite-Main bathroom features a single vanity, shower, toilet and bathtub-Reverse cycle air-conditioning and ceiling fans throughout-Fully enclosed, all weather entertaining deck with nature views-Established veggie gardens with an array of seasonable vegetables growing-Double garage with internal access-Additional parking on driveway-Convenient storage space underneath the house-Side access, suitable to store a boat or caravan-2km to Mudgeeraba State School, 2.5km to Mudgeeraba Creek State School, 4.5km to Somerset College-5km to All Saints Anglican College-Robina Hospital, Robina Train Station, CBUS Super Stadium and Robina State High within 5.5km-6km to popular shopping, dining and leisure precinct, Robina Town Centre-14km to golden beaches and vibrant Broadbeach eateries and entertainment

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.