

# 7 Hugh Guinea Court, Worongary, QLD, 4213

## House For Sale

Saturday, 10 August 2024

7 Hugh Guinea Court, Worongary, QLD, 4213

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**

## Paradise Found - Classic Queenslander Steeped in Peace, Privacy and Panoramic Views

Nestled within a canopy of natural beauty, this Colonial Queenslander delivers peace, privacy and panoramic valley views. Elevated upon an expansive acreage allotment, the Conifer-lined driveway creates a grand sense of arrival and a hint of the extraordinary already undertaken outdoors. Professionally landscaped, no expense has been spared, culminating in an extra 1000m<sup>2</sup> of usable land to the existing block. Wide open green spaces rest amongst the low-maintenance traditional and native greenery the perfect backdrop to the character-rich home. Showcasing a tapestry of classic and contemporary charm, a butterfly staircase and wraparound veranda define the exterior, with polished Tasmanian Oak floors and ornate fretwork evoking charm indoors.

Heritage allure continues with a beautiful bay window in the spacious lounge, plus enjoy fireside meals in the dining area lovingly created in the updated kitchen. Across the upper level, four bedrooms feature, led by a light-filled master suite with idyllic valley views, a walk-in robe and elegant ensuite. A charming claw foot tub adds vintage allure to the main bathroom, while downstairs, take advantage of a spacious studio with private entry, storage and ensuite. Supremely versatile, it is an ideal five bedroom family home with potential for dual living, a rental opportunity or a teen retreat.

Outdoors, an oasis awaits. Catch the sun's rays with your morning coffee on the wraparound veranda or savour cool afternoon breezes. When it's time to entertain, retreat to the expansive, newly constructed pool pavilion or watch the fun unfold in the adjoining saltwater pool. Here, strategically placed Foxtails evoke a tropical tranquillity, complemented by a towering Illawarra Flame Tree, which, when in season, illuminates the landscape in a fabulous shade of red. There's even a large levelled and retained open lawn area for ball games, to keep a horse (with an adjacent stable!) or transform it into your personal par three or putting green. Parking is plentiful too, including a designated area to accommodate a caravan, boat, machinery or multiple vehicles.

Steeped in serenity, this setting doesn't compromise on proximity to conveniences. Along with easy M1 access, it's only 9km to Robina Town Centre and within 9.5km of elite private schools, All Saints and Somerset College. You can even swap the bush for the beach in 17 minutes only 12km away. It's the ultimate semi-rural lifestyle property and it's waiting just for you. Arrange your inspection today!

### Property Specifications:

- ❑ Colonial Queenslander capturing idyllic valley vistas, infused with classic and contemporary charm
- ❑ Former prize home, nestled in a supersized 5,444m<sup>2</sup> professionally landscaped natural wonderland
- ❑ No-expense-spared work undertaken outdoors including excavation, engineered drainage, terracing and retaining walls to add an extra 1000m<sup>2</sup> of usable land
- ❑ Traditional butterfly staircase, bullnose wraparound veranda, Tasmanian Oak floors and ornate fretwork
- ❑ Freshly repainted inside and out
- ❑ Kitchen includes granite benches, gas cooking and new splashback
- ❑ Dining area with a cosy wood fireplace
- ❑ Large formal lounge room boasts a beautiful bay window
- ❑ Light-filled master suite opens to the outdoors, features a lush outlook, walk-in robe and ensuite
- ❑ Three additional bedrooms with built-in robes
- ❑ Main bathroom enhanced with full-height tiling, a charming claw foot tub and separate toilet
- ❑ Spacious lower-level studio/5th bedroom with private entry, storage and ensuite ideal for dual living, a rental opportunity or teen retreat
- ❑ Wraparound veranda enjoys elevated valley views, offset with powder coated aluminium balustrades and handrails, weather-protection screens
- ❑ 55,000L saltwater pool trimmed with granite mica tiles
- ❑ Brand new pool pavilion constructed from steel, fully insulated and powered, Colorbond roof
- ❑ Foxtails planted around the pool and entertaining area to create a tropical ambience
- ❑ Gated driveway lined with Conifers
- ❑ Mighty Illawarra Flame Tree, gum trees plus a blend of low maintenance traditional and native greenery

- ☒ Additional covered alfresco area
- ☒ Parking for four cars and double gate access to a vast parking bay, perfect for a caravan, boat, machinery etc
- ☒ Stables plus a fenced dog yard with a concrete cricket pitch
- ☒ Levelled and retained open green area, great for ball games, a horse or even a personal putting green
- ☒ Laundry with external access
- ☒ Lockable external storage area
- ☒ Room to accommodate a subterranean under-house cellar
- ☒ Ceiling fans and air-conditioning units
- ☒ 3.2kW solar and 5,000L water tank with auto change-over to mains water
- ☒ Easy access to the M1 and only 9km to Robina Town Centre
- ☒ Within 9.5km of elite private schools, All Saints and Somerset College
- ☒ 12.5km or 17 minutes to vibrant Mermaid & Broadbeach eateries, entertainment and golden beaches

Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccurate details supplied here.

#### Disclaimer

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