

**9 Gilward Drive, Mudgeeraba, QLD, 4213**

**JR JOHN REID**

**House For Sale**

Saturday, 12 October 2024

9 Gilward Drive, Mudgeeraba, QLD, 4213

**Bedrooms: 7**

**Bathrooms: 6**

**Parkings: 9**

**Type: House**



Kurt Reid

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## **Sprawling hinterland retreat with multiple residences**

Nestled within the heart of Mudgeeraba's tranquil hinterland, this stunning 4.99-acre retreat offers an unparalleled blend of seclusion, nature, and convenience. With dual street frontages and two private driveways, this expansive estate features not only two residences but also a self-contained studio, a double work shed and storage shed, making it perfect for multi-generational living or those seeking additional rental or guest space.

The main residence, a classic two-storey home, offers four generous bedrooms, a study, two living areas, and three bathrooms plus a powder room. Among these, a self contained studio with kitchenette and bathroom offers versatility, while upstairs the modern kitchen featuring butler's and extensive alfresco patio provide an entertaining haven with lush green outlook.

The secondary residence, fondly known as the "Lakehouse," is positioned at the western corner of the property, overlooking the estate's serene lake. This home includes three bedrooms, two bathrooms, and a sprawling waterside deck. Adjacent to the Lakehouse is the self-contained studio, offering further flexibility, and a double work shed for all your storage needs.

The property's crowning jewel is the picturesque lake, complete with a jetty and bridge walkway, providing the perfect spot for outdoor relaxation or recreation. The meticulously curated gardens, developed over 15 years, add to the natural beauty, while the water tanks and multiple storage sheds provide utility, and the dual driveways ensure privacy and ease of access.

Located just minutes from shops, schools and Gold Coast amenities, this estate offers not only a residence but a lifestyle—a retreat where the beauty of the hinterland meets modern convenience.

### **Main Residence:**

- 2 storey home with lush green outlook
- 4 generous bedrooms
- Self-contained studio with kitchenette and bathroom
- Spacious study/retreat
- 3 bathrooms throughout, plus powder room
- Master suite features walk-in robe and ensuite with bathtub
- Modern kitchen with butler's pantry and breakfast bar
- Spacious dining area
- Open-plan living area transitioning onto upper alfresco patio
- Upper entertaining patio with treetop outlook
- Lower covered entertaining patio
- Double garage
- European style laundry
- Ducted air-conditioning on upper level
- Split-system air-conditioning on lower level
- Solar panels

### **Lakehouse Residence:**

- 3 good size bedrooms with built-in robes
- 2 modern bathrooms
- Master bedroom with walk-in robe and ensuite with clawfoot bath
- Open-plan living and dining
- Modern kitchen with gas cooking and stone benchtops
- Combined bathroom/laundry with separate toilet
- Expansive east facing deck overlooking the stunning lake

- 10kw solar
- Air-conditioning
- Currently rented month-to-month for \$600pw
- Has also been utilised as a very successful airbnb
- Separate driveway access to main residence

Property features:

- Additional self-contained studio with kitchenette and bathroom
- Large double work shed attached to studio
- Additional 6.3 x 2.9m storage shed
- 70,000L water tanks
- 2 separate driveways to access residences providing privacy
- Sprawling 4.99 acre property
- 15 years invested into planting gardens with 250-300 species
- 2,000m<sup>2</sup> lake/dam with bridge walkway, jetty and pontoon
- Serene hinterland retreat with lush grassed spaces, established gardens and bushland
- Located only a short distance to shops, schools, the M1, and other Gold Coast amenities
- 10 minutes drive to Robina Town Centre and Robina Hospital
- 5 minutes to Boomerang Golf Course
- 30 minutes to Gold Coast Airport

Suburb profile:

Mudgeeraba has all the beauty and tranquillity of the rural hinterland while being only a stones throw from major infrastructure including the M1, Robina Town Centre, Robina Hospital, multiple schools and Bond University. This leafy green Gold Coast suburb has a lovely family atmosphere and friendly community feel which is present when frequenting the local shopping precincts. Enjoy the laidback lifestyle of this lush rainforest suburb or hop in the car for a quick trip to lively Gold Coast hubs to get amongst the hustle and bustle.