

69 Fowler Court, Bonogin, Qld 4213

House For Sale

Sunday, 23 June 2024



69 Fowler Court, Bonogin, Qld 4213

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Area: 21 m2

Type: House



Mark Stafford

0413302222

Auction

Situated on a very private and lush 52 acres, sits this truly rare lot with numerous potential house sites, varying from the top of the mountain with endless views with ocean glimpses, to wide North facing sun-soaked flat grassy areas, to a rain-forest setting overlooking natural prehistoric rock pools and creek (Subject to Council Approval - STCA). This really is a unicorn site with a wide range of options for those seeking true privacy for their own family sanctuary. Mother Nature is on full display with the beautiful rainforest setting providing for an abundance of wildlife including Wallabies, Koalas, King Parrots, and Black Glossy Cockatoos. Of the 1730 properties in Bonogin, 69 Fowler is in the top 10 largest, privately held parcels, ensuring you own a truly unique, rare parcel of land which will always be highly desirable as the Gold Coast population continues to increase, and substantial land holdings become increasingly sought after. The property is also in close proximity to some of the best educational facilities in Queensland, with Somerset College, King's College, Clover Hill State School, Bond University, and various others. Being held for over 23 years, the current owners have supplied 3-phase power to the property, and made improvements such as the gravel driveway to the 3 current home sites, spoon drains alongside the driveway, a gated entrance, a dam, and a main shed with living/kitchen/toilet facilities. There's the potential to explore commercial opportunities, such as eco-tourism, however this would be STCA. Bonogin Valley is a discreet location of which many 'unknown' luxury estates exist, where they only become known once they are for sale, so you've the ability to build your family's estate for the next decades, with total anonymity, something one can truly consider a luxury in today's overexposed world. A comprehensive Information Memorandum is available to provide a clear path to informed Due Diligence, enabling you to purchase with confidence. If there's anything further you need, please call. Serious sellers have made an ordered decision to proceed to sell, and as such have set a firm date for sale, so all written offers will be considered, to sell on or before auction. Do not hesitate to make contact now for anything you need. Inspections are by appointment only. Site: 21.13Ha 52 acres 211,300m² Bordering State Forest Gated entrance, dam Private driveway Rural zone code Northerly aspect for all day sun Three flat house sites currently Main shed with single phase power, 115m² Three phase power to main pads 48,000 litre water tanks Location: 2.2km The Hunted Cafe 11km Somerset College (Private Prep-Year 12) 11km Clover Hill State School (Public Prep-Year 7) 11.8km Mudgeeraba - Woolworths, Coles, sporting 12.3km M1 - North & South 12.8km Kings College (Private Prep-Year 12) 13.2km Robina Town Centre - Shopping, Hospital, Train 17.4km Bond University 21.2km Nobby's Beach 22.1km Broadbeach - Pacific Fair, The Star, Dining and Shopping 24.4km Surfers Paradise 27.6km Gold Coast International Airport Services: Underground 3-phase electricity 48,000L water tanks Aqua Nova wastewater system Onsite dam Financials: \$1,298 last half 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: 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.