



# M-MOTION

'Real Estate's New Generation'



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'CHARACTER, CHARM & TRANQUILITY'



3.64Ha

[m-motion.com.au](http://m-motion.com.au)

187 Chesterfield Drive, Bonogin



# Property Overview

## CHARACTER, CHARM & TRANQUILITY'


Imagine owning your own 9 Acres of Pristine Australian Bushland. Imagine a character filled cottage that you get to call home. Imagine waking up to beautiful sunrises and the sounds of nature outside your bedroom window. Imagine all of this, just 10 minutes to major shopping centres and great schools. Imagine no longer!

Built upon a natural ridgetop within the beautiful Bonogin Valley, your new home enjoys a near perfect Easterly perspective, with views that stretch for miles, all the way down to Currumbin Beach.

With an abundance of wildlife including wallabies, koalas and native birds, it's hard to believe you're a mere 10 minutes to Robina Town Centre, 25 minutes to the Gold Coast Airport, 5 minutes to Mudgeeraba village and some of the Gold Coast's best schools. Jump in the car and drive just 11 minutes to the famous Burleigh Heads Beach.

You will go far to find a more peaceful, serene and yet convenient location.

This cottage exudes character and charm; Western Red Cedar Timber adorns the exterior, Tasmanian Oak floors flow throughout the home, Natural light and airiness are enhanced with cathedral ceilings, And your country kitchen overlooks a sunken lounge that leads to a balcony that will allow you to retreat from the outside world. Escape the city rush, escape to the country, without compromising convenience and accessibility.



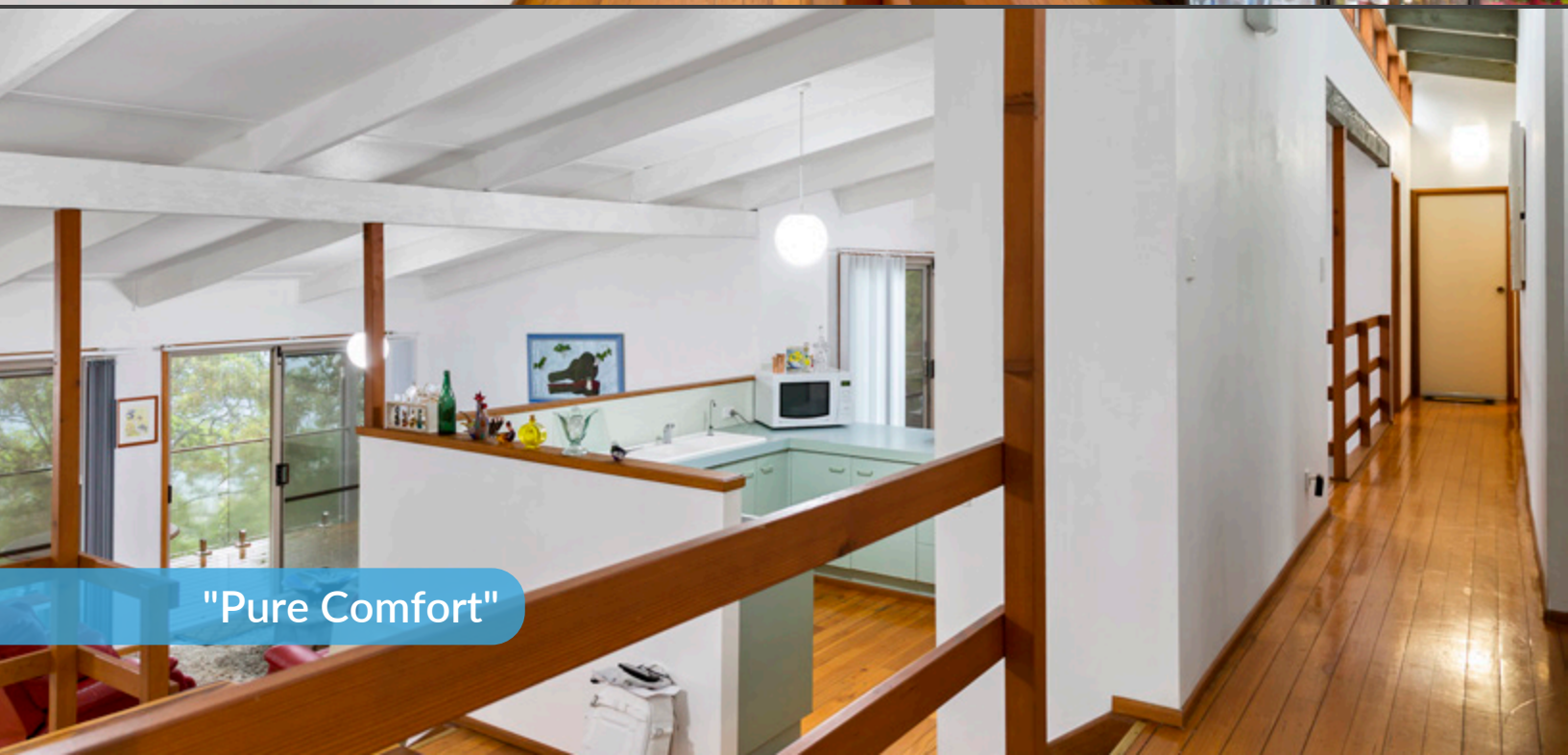
View as advertised or by appointment  
Auction: On site | Saturday, 18th Dec at 11:00 am







"Warm & Welcoming"



"Pure Comfort"





"Morning Sun"



## "Scenic Views"







## Property Specifications

-  Huge 3.64Ha Block (approx. 36,400 m<sup>2</sup>)
-  Beautiful East-to-Rear Perspective
-  Exterior Western Red Cedar Timber
-  Tasmanian Oak Timber Floors Throughout Inside Living
-  2 Separate Bathrooms
-  Cathedral Ceilings
-  Ample Space in Carport for Two Vehicles
-  Large Water Tank
-  Under House Storage
-  Large Veranda Overlooking the Valley
-  Views Stretching the Coast
-  Solar Panels on Roof
-  Located Amongst Peaceful Bushlands And Reserves
-  Minutes To Local Aquatics & Wellness Hub
-  3 Spacious Bedrooms with the Option for Converting the Study to a 4th
-  Close to Mudgeeraba Village (5 min) , Robina Town
-  Centre (10 min), Gold Coast Airport (25 Min), Burleigh
-  Heads Beach (11 min) And Many Local Schools!
-  Discover The Diversity of Hectares of Bushland Reserves & Parklands, These Natural Areas Are Ready to Explore!
-  3 Minutes to Reedy Creek Fenced Dog Park
-  7 Minutes to Reedy Creek Shopping Center

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## Seller's Insights

"Waking up to beautiful sunrises filtering through the natural bush is a true Blessing. It makes you appreciate life and it is such a positive way to start each new day."

"When your friend and family visit they will be amazed that you live 'in the bush', yet you're minutes to everything you need. It really is the best of both worlds."

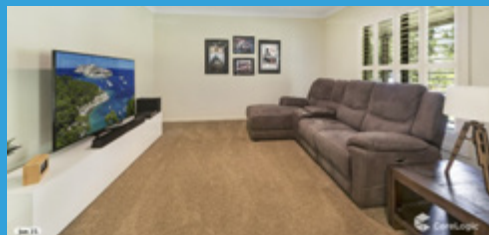
"Whether it be your morning coffee or a glass of wine on a lazy Sunday afternoon, the front veranda is one of the most relaxing places you will ever find, it really does promote peace and calm"



## Market Analysis

61 Gibsonville Street, Tallebudgera Valley

Price: \$1,370,000  
Traded: 01 Feb 2021  
Size: 2.25ha  
4 bed, 3 bath, 4 car



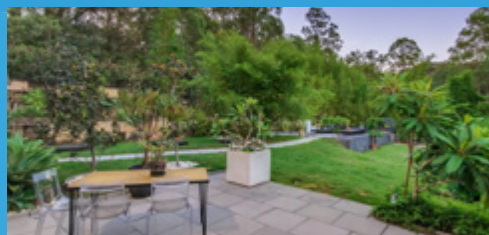
18 Fresco Court, Tallebudgera Valley

Price: \$1,200,000  
Traded: 30 Jul 2021  
Size: 3.37ha  
4 bed, 2 bath, 2 car



521 Bonogin Road, Bonogin

Price: \$1,325,000  
Traded: 02 Mar 2021  
Size: 1.07ha  
4 bed, 2 bath, 2 car



120 Chesterfield Drive, Bonogin

Price: \$1,400,000  
Traded: 23 Apr 2021  
Size: 3.10ha  
4 bed, 3 bath, 12 car



278 Chesterfield Drive, Bonogin

Price: \$2,000,000  
Traded: 13 Nov 2021  
Size: 2.00ha  
5 bed, 2 bath, 4 car



*The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.*





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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

"Grow with the flow"

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## Suburb Profile

It doesn't get much better than Bonogin Valley. Sensational location, nestled in a beautiful pocket of a sub tropical rain forest environment, Bonogin has it all. Surrounded by National Park, enjoy a bushwalk amongst nature and its beautiful creatures.

There are approximately 1,585 houses and 36 units in Bonogin and residents say that they chose Bonogin over the surrounding suburbs due to it having bigger blocks than surrounding suburbs and acreage properties, a leafy green environment which offers privacy with mainly local traffic, as well as a greater sense of community with neighbours who look out for each other.

Minutes from Bonogin Valley Horse Retreat, where horse lovers have a safe start to learning, growing confidence and fundamental knowledge for ownership. The retreat is a supplier of facilities and services for Giddy Up Gold Coast Charity that supports grass roots horse riding and horses' mental health.

The best beaches on the coast, just 20 minutes away such as the beautiful Tallebudgera Creek sand and amazing blue waters all year round.

There's no other Hinterland location that is so close to everything that makes for a great lifestyle, Robina Hospital is just 10 minted away, Robina Town Centre, one of Queensland's largest and best shopping centres, train station and the M1 all just 10 minutes down a beautiful country road.

And finally, you'll find yourself enjoying locally sourced coffee, tasty food, beautiful gifts and more, at the community well known establishment "The Hunted Cafe".







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