



'Real Estate's New Generation'



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Gondwana Valley Estate - 'Live Life with a New Perspective...'



3.62Ha

m-motion.com.au

25 Mottee Court, Advancetown

Property Overview

'Live Life with a New Perspective...'

A lifestyle change starts with a new vision, a new perspective and seizing new opportunities... Life should be idyllic, it should be calm, and you should be happy. A new perspective on life awaits you at Gondwana Valley.

The moment you arrive, you'll know you've reached your destination. You are greeted by a spectacular fig-tree tunneled driveway, and at once, you sense a relaxing connection with this unique property.

Situated on nearly nine acres of pristine hinterland countryside, you will agree this property is special, it's distinctive, and it is exceptional...

It's hard to believe you're a mere 10-minutes into town, and under half an hour to Robina, Broadbeach, Surfers Paradise, and world-famous beaches.

As you walk amongst magnificent Iron Bark and Old Growth trees, and wonder at the ancient Moreton Bay Fig, you have an awareness that you are the custodian of this land, and you know that is a privilege.

The improvements are many and will impress you with style and thoughtfulness or by scale and functionality. The main house is sizable and orientated to take advantage of thermal cooling and heating. Featuring a chef's kitchen with a stunning timber island bench, commercial grade stainless steel countertops and gas cooking, this is the perfect place to harvest your produce, prepare intimate meals or entertain guests with a large banquet.


Four retreat style bedrooms provide ample accommodation, and the master suite is a sanctuary unto itself, boasting an exquisite ensuite with spa bath and open shower, your days will start with a sense of true appreciation. Your open plan living areas lead onto wraparound verandahs that overlook your sparkling pool and entertaining areas, and beyond to a vista that promotes a sense of inner peace.

To the astute buyer, financial advantages are always a consideration. This property offers many. Catering to a growing market, yearning to escape the city, a craftsman-built luxury cabin operates as a very popular and very lucrative Airbnb. This is an impressive addition, you'll be proud to share, whether it be with guests, or simply reserved for family and friends.

A shed is always a must. If, however, you're looking for a shed with the commercial or industrial capacity, or a secure place to house vintage cars or valuable motorboats, you are going to get very excited when you enter this shelter. There are not many properties that have such a substantial structure that can be utilised in a myriad of ways. You must see it, to appreciate it.

This is your opportunity to explore a new beginning. As you sit and ponder life, overlooking an impressive year-round dam, as you listen to nature and observe the wildlife, you will realise that happiness is a by-product of a life well lived.

Do not miss this rare opportunity, seize the moment and make the choice to live life with a new perspective, right here at Gondwana Valley Estate.



View as advertised or by appointment
Auction: On site | Sunday, 9th January 2022 at 3:00pm



"Welcome Home"



"Chef's Dream"



"Enjoy & Unwind"



"BBQ Delight"



"Your Retreat"

"Live, Love & Breathe"





Property Specifications

- 3.62 Hectares of Magical Gold Coast Hinterland
- Held & Treasured for over 18-ysr by the Current Owner
- Chef's Kitchen
- Commercial Grade Stainless Steel Countertops
- Multiple Indoor and Outdoor Entertaining Areas
- Architectural Designed Cabin Operating as an AirBnB
- Additional Income via Lease Agreement
- 5 Retreat Style Bedrooms
- Resort Style Master Suite
- 3 Generous Bathrooms
- Ducted Air-Conditioning
- Wraparound Verandahs
- Pristine Lap Pool
- Beautiful Timber Decked BBQ Area
- Sizeable Main House Orientated to Take Advantage of Thermal Cooling and Heating
- Ground Water and Summer Creek-Fed Dam
- Endless Scenic Views of Nature
- Ample Parking Space for 12 Cars
- Factory-Style Shed with a Floor Area of Approximately 400m²
- Commercial Capacity or Ideal Vehicle Storage
- Under 1/2hr to Robina, Broadbeach and World-Famous Beaches

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Seller's Insights

"Standing on the front verandah each morning, sipping a coffee and overlooking the entire property, makes you appreciate life and reinforces a sense of appreciation and an attitude of gratitude"

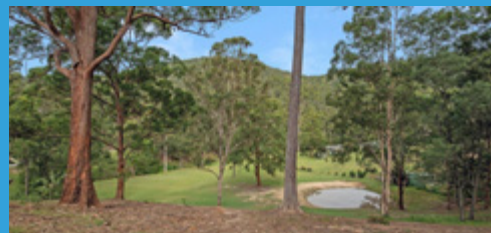
"The feedback you will receive from visitors and guests staying in your cabin will delight you. You see how relaxed and laid-back they become after just a couple of days"
"The additional income is also very nice!"

"You will love the shed and your mates will be jealous! If you're looking for a place to run your business or store vintage cars, you will not find better"

Market Analysis

78 Narrowleaf Road, Advancetown

Price: \$2,400,000
Traded: 26 Jul 2021
Size: 4.13ha
4 bed, 2 bath, 6 car



876 Gilston Road, Gilston

Price: \$2,400,000
Traded: 15 Jun 2021
Size: 3.60ha
4 bed, 3 bath, 2 car



392 Gilston Road, Gilston

Price: \$2,710,000
Traded: 12 Mar 2020
Size: 2.05ha
5 bed, 7 bath, 4 car



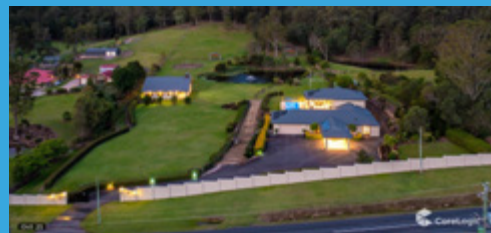
277 Beaudesert Nerang Road, Nerang

Price: \$2,750,000
Traded: 10 Mar 2021
Size: 2.42ha
6 bed, 5 bath, 6 car



277 Clagiraba Road, Mount Nathan

Price: \$4,125,000
Traded: 31 Oct 2021
Size: 2.37ha
5 bed, 5 bath, 2 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.



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.

"Private, Peaceful, Functional"

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Suburb Profile

Advancetown is situated in the Gold Coast Hinterland. It's mountainous terrain facilitated the construction of the Hinze Dam, which impounds the Nerang River and Little Nerang Creek to create the beautiful Advancetown Lake.

Advancetown Lake provides recreational users with walking and horse riding trails. It is also a popular stop off for lycra-clad cyclists passing through the Gold Coast Hinterland. For anglers with a permit and electric outboard motor (sail or paddle craft), it's a playground for hooking Golden and Silver Perch, Saratoga, Mary River Cod and Australian Bass from either The Western or Eastern Boat Ramp.

The Hinze Dam may be the Gold Coast's chief water Catchment, but, with its stunning Hinterland setting, state-of-the-art information centre and beautiful View Café; you can enjoy wall walks, picnic grounds, pathways, secluded fishing coves and mountain bike trails! Making it the perfect destination for family and friends as a day trip.

You are spoilt for choice with the many national parks located within the area, giving you the opportunity to explore and embrace the beauty of nature. Nerang Conservation Park, Springbrook National Park Forest and Sarabah National Park, are a few of the many beautiful trails available to enjoy. In our modern age of technology, the "AllTrails" app provides a list of all trails, the length of trails and expected walk time!

Quiet and conveniently located within just minutes of everything the Coast has to offer, locals appreciate having the 'best of both worlds'. This prime location is only minutes from many of Gold Coast's most popular beaches, shopping centres, main roads and much more.





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