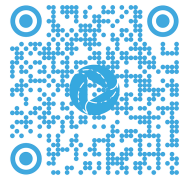




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'A HOME THAT OFFERS MORE...'



6  3  7   6570m<sup>2</sup>

# Property Overview

## 'A HOME THAT OFFERS MORE...'

Built in 2018, this exceptional acreage estate spans over 1.6 acres with dual street access, seamlessly combining space, functionality and lifestyle.

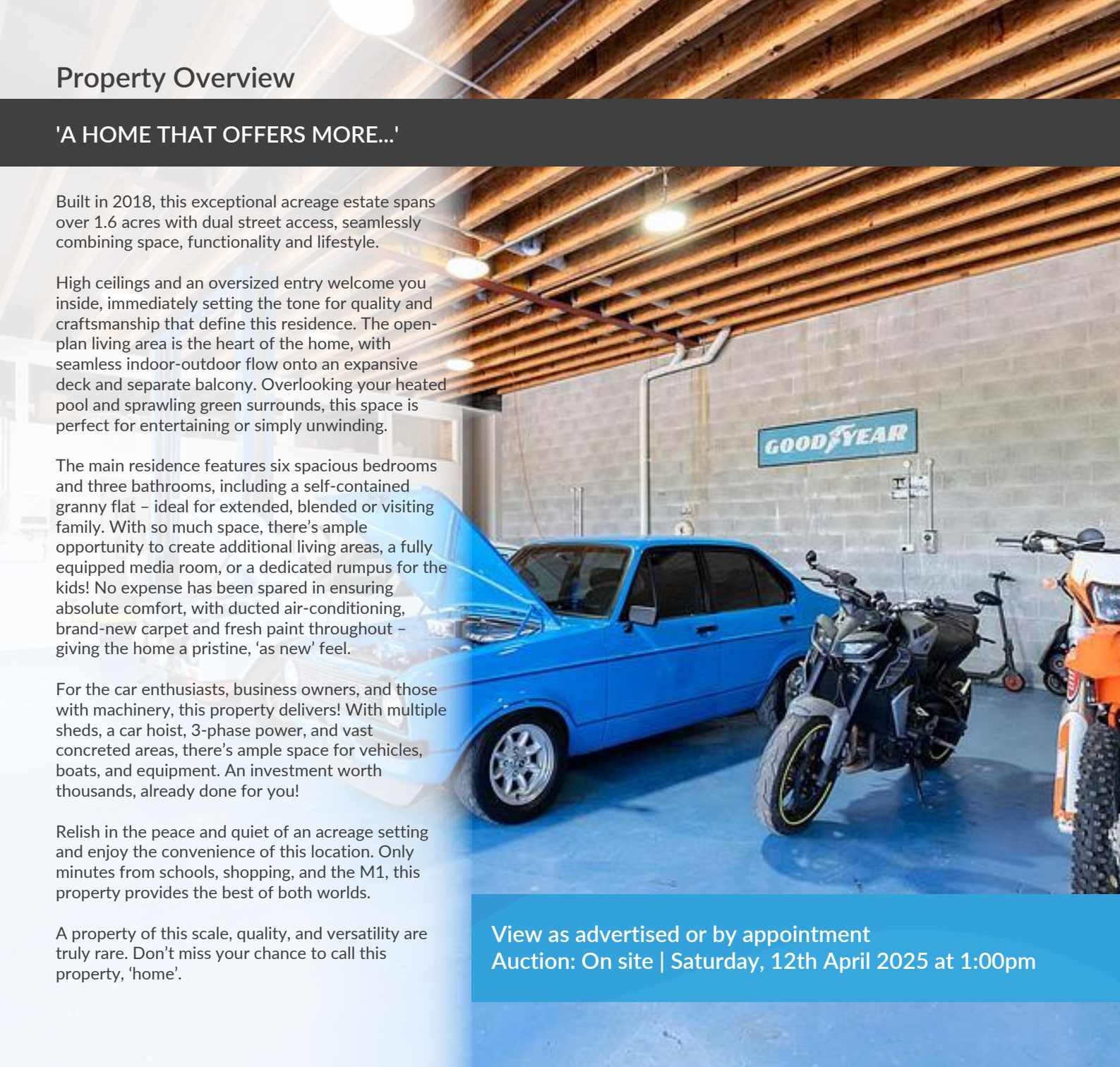
High ceilings and an oversized entry welcome you inside, immediately setting the tone for quality and craftsmanship that define this residence. The open-plan living area is the heart of the home, with seamless indoor-outdoor flow onto an expansive deck and separate balcony. Overlooking your heated pool and sprawling green surrounds, this space is perfect for entertaining or simply unwinding.

The main residence features six spacious bedrooms and three bathrooms, including a self-contained granny flat – ideal for extended, blended or visiting family. With so much space, there's ample opportunity to create additional living areas, a fully equipped media room, or a dedicated rumpus for the kids! No expense has been spared in ensuring absolute comfort, with ducted air-conditioning, brand-new carpet and fresh paint throughout – giving the home a pristine, 'as new' feel.

For the car enthusiasts, business owners, and those with machinery, this property delivers! With multiple sheds, a car hoist, 3-phase power, and vast concreted areas, there's ample space for vehicles, boats, and equipment. An investment worth thousands, already done for you!

Relish in the peace and quiet of an acreage setting and enjoy the convenience of this location. Only minutes from schools, shopping, and the M1, this property provides the best of both worlds.

A property of this scale, quality, and versatility are truly rare. Don't miss your chance to call this property, 'home'.

A photograph of a well-lit garage with a blue car, a motorcycle, and a Goodyear sign on the wall. The garage has a concrete floor and exposed wooden beams on the ceiling. A blue car is parked on the left, and a motorcycle is parked in the center. A Goodyear sign is mounted on the wall. The lighting is bright, and the overall atmosphere is clean and organized.

View as advertised or by appointment  
Auction: On site | Saturday, 12th April 2025 at 1:00pm



"Warm & Welcoming"



"Comfort & Coziness"



"Peaceful Retreat"



"Your Court, Your Rules"



"Poolside Paradise"

## "Your Playground"



## Property Specifications

- Set on Over 1.6 Acres
- Centrally Located in Maudsland
- Dual Street Entry with Solar Powered Gates
- Main Residence Newly Built in 2018
- Bright & Airy with High Ceilings Throughout
- Six Spacious Bedrooms with Built-In Mirrored Robes
- Master Suite Boasting Ensuite and New Walk-In-Robe
- Self Contained 'Granny Flat' with Separate Living Area
- Massive, Open-Plan Living Area with Natural Light
- Expanse of Bi-Fold Glass Doors
- Lounge Room with Feature Wall & VJ Panel Detailing
- Gourmet Kitchen with Island Bench & Butlers Pantry
- Sizeable Balcony Overlooking Lush Greenery
- Outdoor Entertaining Deck with Built-In Fans & Lights
- Large, Fully Fenced, Grassy Side Yard, Basketball Half Court & Beautiful Heated Pool with Tropical Feel
- Ducted Air-Conditioning & Fans
- Brand-New Carpet and Fresh Paint Throughout
- Laundry with External Access
- Double Carport, Massive Garage with 3+ Car Capacity, Vast Concreted Areas, Sizeable Pad w Undercover Structure
- 3 Separate, Large Sheds - Power to Rear Pad & Shed
- 3 Phase Power, 13kW Solar System & Mains Water

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## Seller's Insights

"You will fall in love with the endless space for storing boats, cars, caravans, or any toys you've got! Plus, the dual entry driveway and multiple large sheds are a true blessing! If it's for work not play, here you have the space to get serious!"

"Six bedrooms, including a self-contained granny flat, is a complete game changer! Coupled with your endless indoor and outdoor living areas, you will love that your new home has room for the growing family and visiting guests!"

"Given the peacefulness and privacy of this property, you'll find it hard to believe how close you are to everything. Whether it's the M1, schools, or shopping, you're just minutes away from all the conveniences the Gold Coast has to offer!"

# Market Analysis

143 Burley Griffin Drive, Maudsland

Price: \$2,050,000  
Traded: 28 Aug 2024  
Size: 4,929m<sup>2</sup>  
4 bed, 2 bath, 5 car



18 Ginger Rogers Road, Maudsland

Price: \$1,900,000  
Traded: 28 Mar 2024  
Size: 4,438m<sup>2</sup>  
4 bed, 3 bath, 5 car



29 Waldorf Place, Maudsland

Price: \$2,100,000  
Traded: 24 April 2024  
Size: 4,915m<sup>2</sup>  
4 bed, 2 bath, 3 car



120 Burley Griffin Drive, Maudsland

Price: \$1,900,000  
Traded: 27 May 2024  
Size: 9,619m<sup>2</sup>  
4 bed, 2 bath, 2 car



3 Waldorf Place, Maudsland

Price: \$2,525,000  
Traded: 17 April 2024  
Size: 5,526m<sup>2</sup>  
5 bed, 3 bath, 3 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.



455, Maudsland, QLD, 4210  
TOTAL APPROX. FLOOR AREA 431 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



455 Maudsland Road, Maudsland

6 | 3 | 7

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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## Suburb Profile

Nestled in the scenic Gold Coast hinterland, Maudsland is a hidden gem that offers the perfect blend of privacy, tranquility, and convenience. Just minutes from the bustling hubs of Oxenford and Helensvale, this peaceful enclave provides a true escape from the city while keeping everything you need within easy reach.

With rolling green landscapes, wide-open spaces, and an abundance of fresh air, Maudsland is ideal for those craving a quieter lifestyle without sacrificing modern amenities. Whether it's a quick trip to Westfield Helensvale, easy access to the M1 for a seamless Brisbane commute, or a short drive to the world-famous Gold Coast beaches, you're never far from the action.

This sought-after suburb is renowned for its spacious homes, premium acreage properties, and family-friendly atmosphere. Nature lovers will enjoy nearby parks, walking trails, and the stunning hinterland views, while excellent schools, shopping precincts, and dining options add to the area's appeal. The Coomera River also winds its way through parts of Maudsland, offering scenic spots for picnics, kayaking, and fishing.

Community spirit is strong in Maudsland, with local events, markets, and friendly neighbors creating a welcoming environment. The area's master-planned estates, including Riverstone Crossing and Huntington Downs, provide modern conveniences while maintaining a peaceful, semi-rural feel.

If you're looking for a private retreat with the convenience of city living, Maudsland is the perfect place to call home. Experience the best of both worlds – peaceful, private, and perfectly positioned.





'Real Estate's New Generation'



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