



## Clagiraba, 48 Clagiraba Road

JUST UNDER 7 ACRES OF PRIME USEABLE LAND  
BACKING TO THE COOMERA RIVER

Just under 7 acres of prime useable riverfront land backing to the picturesque Coomera River with simply breathtaking views of the Gold Coast Hinterland that will need to be seen to be believed.

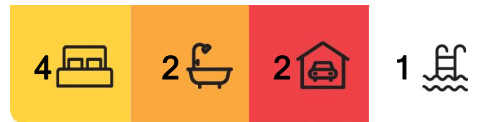
This picture perfect family residence has been exquisitely renovated inside and out to the highest of standards and those purchasers with an eye for detail and an appreciation for quality design will be suitably impressed.

Whether you are a horse enthusiast or someone who just appreciates the peace and tranquillity that living on the land offers we welcome your attendance at the open home and we are absolutely sure this stunning property will not disappoint!

This Property Also Includes;



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Over \$2,000,000

**View**  
[ljhooker.com.au/5FH7F41](http://ljhooker.com.au/5FH7F41)

**Contact**  
**Michael Folkard**  
0402 656 246  
[michael@ljhgc.com.au](mailto:michael@ljhgc.com.au)

**LJ Hooker Nerang**  
**(07) 5581 4422**

Four generous bedrooms plus an additional study / fifth bedroom room all with built in robes and fans provided

Master bedroom featuring an impressive walk in robe and ensuite with his and hers basins, stand alone spa bath, fully enclosed shower and marble tiles

Spacious floorplan with separate living and dining sections

Engineered Oak flooring throughout the home gives a beautiful feel under foot

The main living area is complimented by a beautiful built in fireplace with a custom stone feature wall

Approximately 2.75 Hectares of prime useable land or just under 7 acres

Absolutely stunning designer kitchen featuring a huge island bench, stone tops, integrated dishwasher and standalone professional gas cooker

2 x 22,000 rainwater tanks

50m x 80m securely fenced paddock with a 3 Bay shelter towards the rear of the block for your livestock to escape the elements

Huge 6 x 12m storage shed / workshop with an additional awning of approximately 4.6 x 12m for added shade and covered working space

Council rates for the year are approximately \$2,400

Gorgeous main bathroom featuring a stand-alone bath, double vanity and marble tiles

Huge 14.4 metre long covered patio extending out from the kitchen / dining space, an incredible spot to entertain your guests and take in the amazing views on offer

Sparkling in ground swimming pool to help you cool off during the hotter months of the year

Two outdoor gazebos to further enhance this property's impressive entertaining capabilities

Solar power system installed to help keep the bills to a minimum

Ducted air conditioning throughout the home to keep the whole family comfortable year round

Separate laundry provided

Situated just walking distance from the beautiful Clagiraba Reserve Park and only minutes to Mount Nathan and Canungra. The M1 can be accessed within approximately 15 minutes for those needing to commute and Surfers Paradise is approximately 30 minutes away. To schedule your viewing appointment please contact Michael Folkard from LJ Hooker Gold Coast today!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.



## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | 5FH7F41   |
| <b>Property Type</b> | AcreageSemi-rural   |
| <b>Land Area</b>     | 2.75 hectare  |
| <b>Including</b>     | Study<br>Air Conditioning<br>Pool<br>Outdoor Entertaining<br>Built-in-Robes |

**Michael Folkard 0402 656 246**

Sales Specialist | L.R.E.A. | Independent Contractor | michael@ljhgc.com.au

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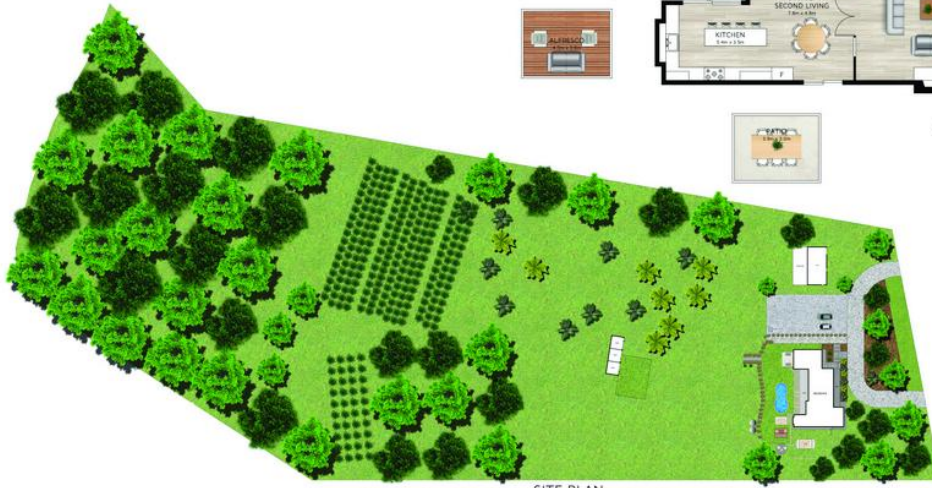
NORTH



OUTBUILDINGS



RESIDENCE



SITE PLAN

48 Clagiraba Rd  
Clagiraba

- 4
- 2
- 2

Internal: 243 m<sup>2</sup>  
Covered External: 48 m<sup>2</sup>  
**Total Floor Area: 193 m<sup>2</sup>**  
**Total Land Area: 27,490 m<sup>2</sup>**

felt  
PROPERTY

This plan is for illustrative purposes only.  
Any information provided should not be relied upon solely.  
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