

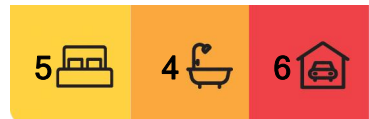
## Ferny Glen, 309 Upper Coomera Road

### COLONIAL STYLE DUAL LIVING RESIDENCE ON JUST OVER 5.5 ACRES OF STUNNING RIVERFRONT LAND

Eden Park is positioned in the peaceful township of Ferny Glen a country area of Canungra which is just a short five minute drive to the Canungra CBD and approximately a 30 minute drive to the Gold Coast and M1.

Featuring an impressive north facing colonial style dual living home that has been beautifully refurbished by its loving owners. There is huge potential for the self-contained section of the home to be used as Airbnb accommodation for anyone looking for some additional income.

Set on just over 5.5 acres of picturesque riverfront land, the property comes with pumping rights to the Coomera River to ensure your animals always have plenty of water. For the horse lovers this property is an absolute dream come true with quality steel fencing to all five horse paddocks, a total of seven horse shelters, a purpose built horse float



**For Sale**  
Offers Over \$1,750,000

**View**  
[ljhooker.com.au/5G14F41](http://ljhooker.com.au/5G14F41)

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



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

**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.

carport and your very own horse stables with heated wash bay area.

An unbelievably spacious home that is more than well equipped to cater to demands of the growing or extended family. We are supremely confident that an inspection of this gorgeous property will not disappoint and we welcome your attendance at the open home!

This Property Also Includes;

Ceiling fans throughout, insulated roof void, two slow combustion fireplaces and a total of five reverse cycle air conditioners to help keep the family comfortable year round

Crim safe security screens installed for added piece of mind

Quality European SMEG and Bosch appliances installed in both kitchens

Foxtel and Starlink connected to the home

Pumping rights to the Coomera River

Upstairs

Air-conditioned master bedroom featuring its own walk-through robe and renovated ensuite

Massive wrap around covered deck that can be enjoyed all day with roll down awnings

installed

Upstairs Self-Contained Section

This section of the home can be accessed separately via an external staircase if needed or via an internal door in the home

Three good size bedrooms

Two —way beautifully renovated main bathroom

Decked alfresco area offering sensational views of the block and the Gold Coast

Hinterland

Modern kitchen featuring a stainless steel bench, gas cooktop and dishwasher

Timber flooring throughout

Downstairs

One bedroom with built in robe provided

Under stair storage

Super spacious kitchen featuring an island bench, commercial size stand-alone gas cooker and range hood

Separate laundry off the kitchen area

Main bathroom off the laundry with shower facility

Incredible 3m high ceilings throughout this lower level of the home

Open plan tiled living area featuring a slow combustion fireplace to help keep the family warm and cozy during winter

Covered alfresco space extending out from the dining area, an amazing spot to entertain your guests

Outside

Quality steel fencing to all five horse paddocks

Seven horse shelters to provide shade and protection from the elements for your animals

Single carport purpose built for a horse float to be stored

Horse stables with heated wash bay provided

Fenced house paddock with two separate vehicle entrances

Property is fully meshed with a separate dog wired house yard

Fine selection of citrus trees as well as some beautiful olive and mango trees



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Three separate sheds plus the horse stables

Renegade industrial 8000 DDC Generator as a back up for the home in the event of a power outage

An incredible location just five minutes drive to the thriving township of Canungra with all of its cafes, restaurants and grocery stores on offer. Approximately 20-25 minutes drive to Nerang enabling access to the M1 and Nerang Train Station for those needing to commute and approximately 35-40 minutes drive to Surfers Paradise and some of the world's most popular beaches.

To register your interest in this wonderful property please contact Michael Folkard from LJ Hooker Gold Coast today!

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This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality

## More About this Property

<b>Property ID</b>	5G14F41
<b>Property Type</b>	House
<b>Land Area</b>	2.26 hectare
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes

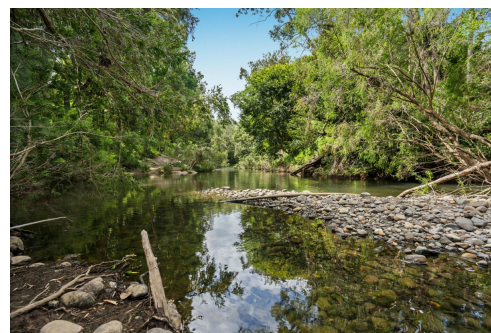
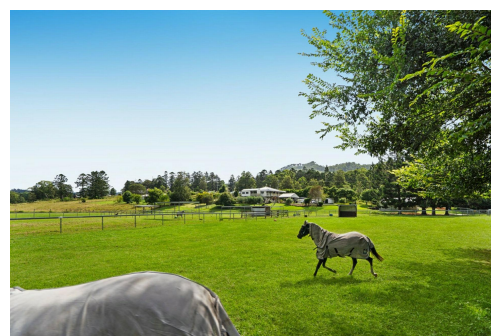
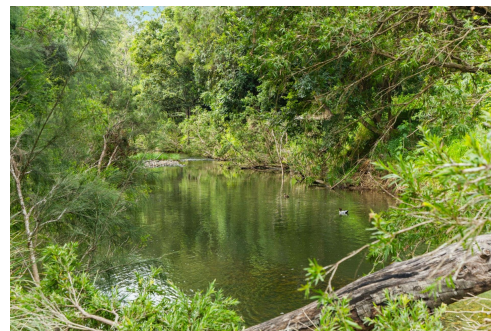
**Michael Folkard 0402 656 246**

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

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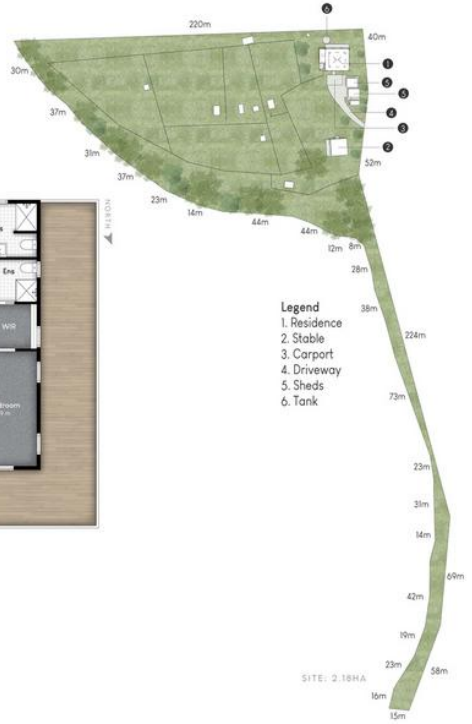
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309 UPPER COOMERA ROAD, FERNY GLEN

5 4 2

Internal: 236m<sup>2</sup> | External: 243m<sup>2</sup> | Total: 479m<sup>2</sup>

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

