



136 Franklin Drive, Mudgeeraba

## CHEAPEST FREESTANDING HOME IN MUDGEERABA!!!

A rare opportunity to acquire a property with real history and endless potential. Set on a flat useable 579m2 block this original workers cottage is in need of some TLC but is loaded with charm and character. A great opportunity to get into the Mudgeeraba market at an affordable price. First time on the market in 18 years this tightly held property is now ready for its next chapter.

- Fenced 579m2 flat, useable block
- 2 bedrooms
- 1 bathroom
- Open plan living/dining
- Timber floorboards
- Air conditioning and ceiling fans
- Front and rear covered outdoor entertaining areas
- Separate laundry
- Carport

The property is within walking distance to the centre of Mudgeeraba Village, Mudgeeraba Creek State School, Mudgeeraba State School, Village Child Care Centre, public transport, Firth Park with football fields, netball courts, skate park and a baseball field. Only a short drive to Mudgeeraba Special School, Somerset College, Kings

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### FOR SALE

Offers Over \$799,000

### AGENTS

Michael Folkard  
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michael@ljhgc.com.au

### AGENCY

LJ Hooker Nerang  
(07) 5581 4422

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.

 **LJ Hooker**

Christian College, Hillcrest Christian College and All Saints Anglican School.

Mudgeeraba Village has a local vibe, cafe culture, markets, restaurants and a community spirit. Shopping convenience with Woolworths at Mudgeeraba Market Shopping Centre, Coles at Bell Central Mudgeeraba, Aldi, speciality stores, health and professional services all close by.

Approximately 20 minutes from Gold Coast Airport, 15 minutes to the beach, 5 minutes to Robina Town Centre, 50 minutes to Brisbane International Airport, 5 minutes to the home of the Titans at CBUS Stadium and easy access to the Pacific Motorway.

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 DETAILS

Property ID	5H8VF41
Property Type	House
Land Area	579 m2

### Michael Folkard 0402 656 246

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136 FRANKLIN DRIVE, MUDGEERABA



Internal: 62m<sup>2</sup> | External: 33m<sup>2</sup> | Total: 95m<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.

