



## Mudgeeraba, 9 Akama Court

SOLD BY LEANNE FROHMULLER & ROB CINELLI

Auction Location: On Site

This property has it all and MUST be sold at Auction.

Nestled into a cloak of nature, the 2-acre property is a blend of self-sustainability and open-space privacy. The two-level home displays a warm and inviting atmosphere of exposed bricks, red cedar feature paneling and open fireplace.

Captivating views across the Gold Coast, reaching the ocean. Versatile, poolside rumpus room can easily double as self-contained guest accommodation.

Great thought and effort have been invested into the property's infrastructure, with sealed road network to all sheds, retained walls, managed water-coursing, a

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**For Sale**

Auction

**View**

[ljhooker.com.au/1RJ5F47](http://ljhooker.com.au/1RJ5F47)

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**LJ Hooker**

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**LJ Hooker Southern Gold Coast**  
**(07) 5534 4033**

large dam with a magical fairy-tale suspension bridge under the cool rainforest.

Enjoy the luxury of controlling water supply across your land with ease, thanks to the irrigation and water storage systems across multiple orchards and gardens.

- Two-storey brick residence, open fireplace, cedar paneling
- Huge self-contained rumpus room plus a separate studio
- Three bathrooms
- Large sparkling swimming pool
- Double garage and double car port and double car shed
- Solar electricity system
- Over 2 acres of multi-use land (9,544sqm approx.)
- Multiple productive garden & orchard zones
- Water reticulation and electrical power supply throughout the property
- Water pumps and water storage tanks
- 6 x storage sheds of varying sizes and purposes (cars, trucks, trailers, tools, greenhouse, aviary, chooks, breeding, general, etc)
- Retired concrete water tank, repurposed with a solid steel door suitable for quirky wine or beer cellar
- Enchanting rainforest surrounding the dam and suspension bridge
- Easy passage to all sheds and excellent storage for ANYTHING – big or small
- Captivating views across the Gold Coast to the ocean
- Council Rates – \$2,225pa approx.
- Water Rates – \$1,700pa approx.

So, with its large home & pool, the extra accommodation & art studio spaces, garaging & multiple storage sheds, the organised orchard zones, the water management, the breath-taking views, and so much more, this is an opportunity like no other.

Your dream property awaits, so embark on the journey to make it a reality.

This property MUST and WILL be sold at auction. Act now. It won't last long.

Contact us today for more information.

Disclaimer:

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# More About this Property

Property ID	1RJ5F47
Property Type	House
Land Area	9544 m²
Including	Ensuite Toilets (4) Pool Fire Place Balcony Deck Outdoor Entertaining Workshop Built-in-Robes Secure Parking Solar Panels Remote Garage

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