







100 Maudsland Road, Oxenford

Five Acres of Freedom, with the Coomera River at Your Door

There are acreage properties that give you space, and then there are properties that change the way you live. Privately screened behind established fencing and vegetation, 100 Maudsland Road, Oxenford unfolds across approximately 5.5 acres of usable, lifestyle-rich land, culminating in an extraordinary 220 metres (approx.) of direct Coomera River frontage.

At its heart sits a mostly renovated Queenslander, where character has been retained and the important work has already been undertaken. Timber floors, high ceilings, VJ walls and French doors create the warmth expected of the style, complemented by a renovated kitchen and 2/3 bathrooms, air-conditioning and comfortable modern living. Importantly, there remains just enough opportunity for the next owner to add their own flair without having to start from the beginning.

Outside is where this property truly comes alive. Perched high on the hill, the expansive entertaining deck surveys the property towards the water and mountains beyond. Spend summer afternoons around the heated mineral pool, watch children explore the cubby house and grounds, keep horses or other animals within the established

3 3 4

FOR SALE
Contact Agent

VIEW
Sat 21st Nov @ 9:00AM - 9:30AM

AGENTS
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paddocks and enclosures, or wander down through your own property to the Coomera River.

With approximately 220 metres of river boundary, there is room to fish, swim, launch a kayak or simply find a quiet spot beside the water and enjoy a lifestyle that feels considerably further removed from suburbia than the address would suggest.

All of this sits within Oxenford, placing schools, shopping, Westfield Coomera, the M1 and the northern Gold Coast's major attractions within easy reach.

Property Hallmarks:
- Approx. 2.22ha / 5.5 acres
- Approx. 220m of direct Coomera River boundary
- Mostly renovated character-filled Queenslander
- 3 bedrooms, including primary suite with ensuite and walk-in robe
- Versatile MPR/separate office, with potential to function as a fourth bedroom
- Renovated kitchen and bathrooms (2/3)
- Timber flooring, VJ walls, high ceilings and French doors
- Split-system air-conditioning throughout the primary living and bedroom areas
- Expansive elevated entertaining deck capturing beautiful water and mountain views
- Approx. 8m x 4m fibreglass swimming pool
- Heated, self-cleaning mineral/salt pool system with pool cover
- Double garage plus additional double carport
- Established animal enclosures and paddocks
- Hardwood and steel paddock fencing
- Kids' cubby house and extensive lawn areas
- Direct access to the Coomera River for fishing, swimming and kayaking
- Approx. 13,000L house water tank
- Approx. 27,000L paddock water tank with pump capable of topping up the house supply
- Additional water tanks servicing gardens and animals
- Under-sink filtered drinking water
- Approx. 4kW solar system
- Envirocycle/septic system with greywater irrigation servicing the lower paddock
- Established edible gardens and extensive fruit trees including mango, mandarin, nashi pear, lemon, lime, fig, avocado, grapefruit, mulberry, blueberry and pawpaw
- Established silky oak and rainbow gum trees
- Privately screened from the road by established fencing and vegetation

Location & Infrastructure:
- Highly convenient Oxenford position despite the property's private acreage setting
- Easy access to local Oxenford shopping and everyday amenities
- Convenient to a selection of public and private schools
- Easy connection to the M1 Motorway
- Convenient access to Westfield Coomera
- Close to the northern Gold Coast's major theme parks and recreational attractions
- Positioned to enjoy acreage living without sacrificing access to the broader Gold Coast and Brisbane corridor

Marketing agent Jayson Edwards says, "What makes this property special isn't simply the amount of land, it's what you can actually do with it. You can have the animals, the pool, the paddocks and the space for the kids, then walk down to your own stretch of the Coomera River for a swim, a fish or a paddle. From the elevated deck, looking across the water towards the mountains, it's remarkably

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easy to forget just how convenient the Oxenford location actually is."

For those searching for genuine acreage freedom without disconnecting from everything the northern Gold Coast has to offer, 100 Maudsland Road presents an increasingly difficult combination to replicate.

Contact Jayson Edwards today for further information or to arrange your inspection.

Disclaimer: Buyers with specific requirements in relation to the Coomera River, river access, water use or any intended activities are encouraged to undertake their own independent investigations and due diligence prior to purchase.

Disclaimer:
We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

MORE DETAILS

Property ID	UKJ0C
Property Type	House
Land Area	2.22 hectare
Including	Ensuite
	Air Conditioning
	Pool
	Fire Place
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Water Tank

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