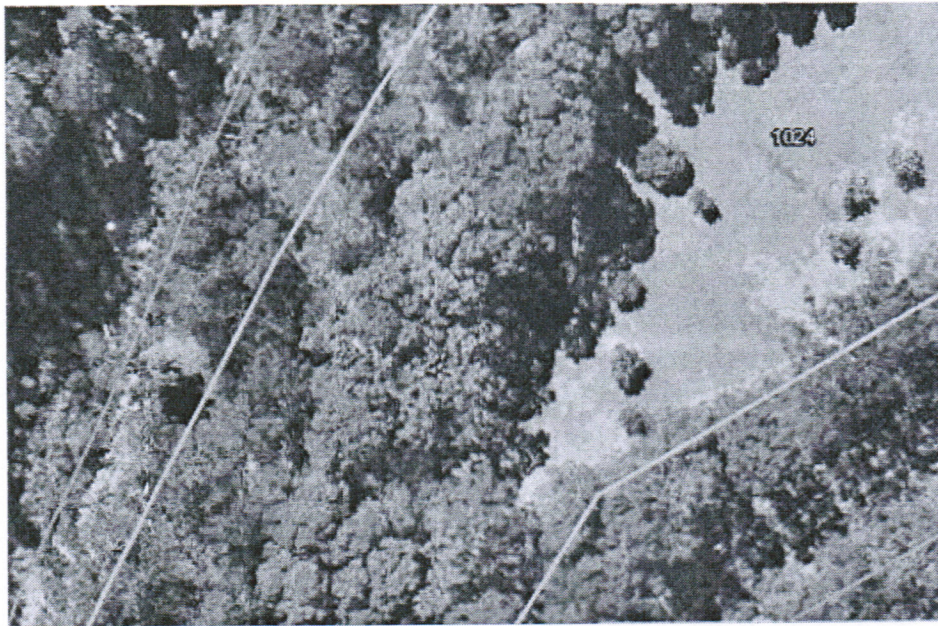




1024 Gold Coast-Springbrook Road Austinville, QLD, 4213

Mapping (UBD: QLD: GLD46, M20)

Aerial Map



Road Map



Property Photo



Property Dimensions



Property Detail

Map Reference: UBD QLD: GLD46, M20

4
 3
 -
 1.77Ha

Property Type: House

Last Sale Details

Sale Price: \$1,020,000

Sale Date: 15 Sep 2014

Settlement Date: 20 Oct 2014

Sale Type: Normal Sale

Land Use 1: Dwelling - Large Housesite

Land Use 2: None

Zoning: Rural (albert)

Legal Description

RPD: L11 RP807069:PAR NUMINBAH

LA: Gold Coast City - Albert

VG Number: 00278730000000

Fee Code: Freehold

Owner Code: Private Person

Land Values

| Valuation Date | Unimproved Capital Value | Valuation Number |
|----------------|--------------------------|------------------|
| 30 Jun 2014 | \$172,500 | 00278730000000 |

Ownership

NERANWOOD VIEWS PTY LTD
47 NERANG ST
NERANG QLD 4211

Property Features

External Features

- Lockup Garages: 3
- Water Feature

Other Features

- Water: No
- Sewage: No

Listing Description - For Sale

Polly's Country Kitchen Nirvana found! A business and residence in paradise!

This is a package that one only dreams about. At the gateway to the Springbrook National Park, this landmark business and residence lies in waiting for an owner who is content to combine work and lifestyle in the most tranquil and genuinely pretty locations in the Gold Coast Hinterland.

Located on 4 and a half acres of pristine Gold Coast hinterland with exceptional creek frontage, Polly's Country Kitchen is a fully functioning 70 seat restaurant, caf and bar with a liquor license.

The property has a delightful 2 bed roomed architect designed home with vaulted timber ceilings and octagonal windows that capture the magical views.

A fully self-contained caretakers studio sits by the creek adjacent to the wedding/function gazebo which hangs over a private swimming hole with cascading waterfalls.

Manicured lawns, creek side tracks, a macadamia and lychee orchard complete this unique property.

This sanctuary is a world of tranquility, privacy and natural beauty , yet just 8 minutes from Mudgeeraba and only 15 minutes from Robina Town Centre.

There are endless options here for tourism development as this property has huge potential and represents amazing value. If you are after an income producing investment or want to turn your dream into reality with a lifestyle statement then look no further, this is a sought after acreage property which is rarely available, it is all here at 1024 Springbrook Road, Neranwood/Mudgeeraba.

Owners are very motivated to sell and will LOOK at ALL OFFERS !!

Sustainability Declaration form available upon request.

Advert Date: 18 Feb 2012

Advert Agency: Elders Real Estate - Mudgeeraba

Advert Agent: Tod Scotman

Sales History

| Transfer Date | Sale Type | Sale Price | Vendor Name | Vendor Relationship | Sold By |
|---------------|-------------|-------------|---|---------------------|---------|
| 15 Sep 2014 | Normal Sale | \$1,020,000 | Katherine Rosemary Moore | | |
| 8 Jul 2006 | Normal Sale | \$845,000 | Neranwood Investments Pty Ltd Margaret Lesley Gorrie | | |
| 24 Sep 2003 | Normal Sale | \$610,000 | James Dalton Bergin Margaret Cecelia Bergin | | |
| 3 Jan 1989 | | \$98,500 | | | |

| Transfer Date | Sale Type | Sale Price | Vendor Name | Vendor Relationship | Sold By |
|---------------|-------------|------------|-------------|---------------------|---------|
| | Normal Sale | | | | |

Property Listings - Summary

| Start | End | Last Listed Price | Days On Market |
|-------------|-------------|---------------------------------------|----------------|
| 01 May 2011 | 18 Feb 2012 | ALL \$850,000 + BUYERS SHOULD INSPECT | 294 |

Property Listings - All Detail

| Published Date | Sale Type | Listed Price | Agency | Agent |
|----------------|-------------|---------------------------------------|---------------------------------|-------------|
| 18 Feb 2012 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 04 Feb 2012 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 26 Jan 2012 | Normal Sale | ALL \$800,000 + BUYERS SHOULD INSPECT | Elders Mudgeeraba | Tod Scotman |
| 21 Jan 2012 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 07 Jan 2012 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 24 Dec 2011 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 10 Dec 2011 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 20 Nov 2011 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 01 Nov 2011 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 16 Oct 2011 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 02 Oct 2011 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 11 Sep 2011 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 29 Aug 2011 | Normal Sale | OFFERS ABOVE \$950,000 | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 10 Aug 2011 | Normal Sale | OFFERS ABOVE \$950,000 | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 24 Jul 2011 | Normal Sale | OFFERS ABOVE \$950,000 | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 19 Jun 2011 | | OFFERS ABOVE \$950,000 | | |

| Published Date | Sale Type | Listed Price | Agency | Agent |
|----------------|-------------|------------------------|---------------------------------|-------------|
| | Normal Sale | | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 29 May 2011 | Normal Sale | OFFERS ABOVE \$950,000 | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 15 May 2011 | Normal Sale | OFFERS ABOVE \$950,000 | Elders Real Estate - Mudgeeraba | Tod Scotman |
| 01 May 2011 | Normal Sale | OFFERS ABOVE \$950,000 | Elders Real Estate - Mudgeeraba | Tod Scotman |

Agency Campaigns - Summary

| Start | End | Agency | Days On Market |
|-------------|-------------|---------------------------------|----------------|
| 01 May 2011 | 18 Feb 2012 | Elders Real Estate - Mudgeeraba | 294 |
| 26 Jan 2012 | 26 Jan 2012 | Elders Mudgeeraba | 7 |

Agency Campaigns - All Detail

| Published Date | Sale Type | Listed Price | Agent | Phone |
|----------------|-------------|---------------------------------------|-------------|--------------|
| 18 Feb 12 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Tod Scotman | |
| 04 Feb 12 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Tod Scotman | |
| 26 Jan 12 | Normal Sale | ALL \$800,000 + BUYERS SHOULD INSPECT | Tod Scotman | 0414 512 697 |
| 21 Jan 12 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Tod Scotman | |
| 07 Jan 12 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Tod Scotman | |
| 24 Dec 11 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Tod Scotman | |
| 10 Dec 11 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Tod Scotman | |
| 20 Nov 11 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Tod Scotman | |
| 01 Nov 11 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Tod Scotman | |
| 16 Oct 11 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Tod Scotman | |
| 02 Oct 11 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Tod Scotman | |
| 11 Sep 11 | Normal Sale | ALL \$850,000 + BUYERS SHOULD INSPECT | Tod Scotman | |

| Published Date | Sale Type | Listed Price | Agent | Phone |
|----------------|-------------|------------------------|-------------|-------|
| 29 Aug 11 | Normal Sale | OFFERS ABOVE \$950,000 | Tod Scotman | |
| 10 Aug 11 | Normal Sale | OFFERS ABOVE \$950,000 | Tod Scotman | |
| 24 Jul 11 | Normal Sale | OFFERS ABOVE \$950,000 | Tod Scotman | |
| 19 Jun 11 | Normal Sale | OFFERS ABOVE \$950,000 | Tod Scotman | |
| 29 May 11 | Normal Sale | OFFERS ABOVE \$950,000 | Tod Scotman | |
| 15 May 11 | Normal Sale | OFFERS ABOVE \$950,000 | Tod Scotman | |
| 01 May 11 | Normal Sale | OFFERS ABOVE \$950,000 | Tod Scotman | |

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