



CHAYDN EQUESTRIAN PARK

Dream lifestyle acreage

- **Separate 2 bedroom granny flat**
- **60m x 20m floodlit sand arena (jumps available)**
- **17m sand round-yard with fencing**
- **Income from agistment of up to 12 horses**
- **New 5kva solar and hot water system**
- **Certified and soundproofed shooting range**
- **Large stepped-floor cinema room**
- **Resort style saltwater pool**
- **5 desk office**
- **Ducted reverse cycle air conditioning throughout**
- **15 minutes to Robina**
- **20 minutes to Coolangatta Airport**

Chaydn Equestrian Park is a superb lifestyle property equipped for the keen equestrian. Set on 7.4 acres, nestled away in a private and tranquil setting, this rural oasis optimises style and functionality and is conveniently located only 10 minutes from Robina.

The family home has been elegantly designed and with the highest of contemporary design standards in mind, whilst preserving comfort and luxury. With an extensive floor space of 1,100 m² there is plenty of space to interact or retreat somewhere quiet.

There are 6 generous bedrooms with ample storage and each room enjoys an abundance of natural light all year round. The Master Suite with its own lavish ensuite and walk-in robe.

The sunlit and warm interiors allow the sprawling, open planned living areas to flow seamlessly from one room to the next, inviting the outdoors in - maximising the North Easterly aspect.

Ideal for the social family who enjoy entertaining, with so many great spots throughout the home you feel spoilt for choice! Enjoy a movie in

Price On application

 8  5  13  7.4 ac

For more information or to arrange an inspection please call Denzil Lloyd
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your own cinema, take a dip in the alluring outdoor 20m pool or prepare your favourite culinary creation in the impressive modern kitchen. Equipped with stainless steel, gas cooking appliances and stone benchtops the kitchen is in keeping with the overall open plan layout of the home, whilst showcasing the breathtaking valley views.

Other features you'd expect from a luxurious property of this calibre include; billiards room, a certified & soundproofed 15m shooting range plus a display room which could double as an extensive wine cellar.

Travelling down the long, wide hallways to the opposite side of the home brings you to a separate living quarters comprising of two bedrooms, each with their own ensuite, and independent access, perfect for guests or extended family.

Underneath the house, on the lower ground floor, is a 13 car garage plus an enclosed 5 desk office - perfect for running a business from the comfort of home. Wander down to visit the horses with the purpose built, floodlit 60m x 20m dressage arena, tack room, 6 stables, 17m round yard and 10 fenced paddocks all with efficient access to dam or tank water (7m deep dam used for both irrigation and provision of stable water). Beyond the horse paddocks, the vista takes in a creek backing onto pristine Australian native fauna. With a significant income already established from the property's equestrian facilities this is certainly a convenient and established opportunity for equine professionals.

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PROPERTY FACT SHEET

Aspect:	North Easterly
Views:	Valley
Height above sea level:	100 mtr
Coordinates:	28° 09'09.126" S 153° 19'42.04" E
Zoning:	Rural
House Size:	1,100 m ²
Guest House:	Granny flat (independent access) with 2 living spaces + 2 beds + 2 baths
Year Built:	1999-2010
Sheds:	3 bay shed + double door shed + 6 stables (4x4) & dressage arena (60x20) + 5 horses ajistment + 15m shooting range (sound proofed and with safe door)
Water Supply:	1 x 7m deep dam for horses and irrigation + 2 x 24k litre concrete water tanks
Power:	5kva solar
Near Schools:	All Saints Anglican School, Hillcrest Christian College, Gold Coast Christian College, Somerset College & Queensland Independent College
Nearest University:	Bond University & Southern Cross University

22 GARLINGE COURT, BONOGIN, QLD, 4213



Boundary is approximate area only

LOCATION MAP



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