







JUST UNDER 15 ACRES - COASTAL LOCATION MEETS RURAL LIFESTYLE

5 2 5 6.00ha

With wide open spaces and boundless character, rural opportunities like this just 10 minutes to the beach are as rare as they are valuable. Sitting on approximately 6HA / just under 15 acres, 1011 Yandina Coolum Road has been immaculately restored and maintained ready for the new owner to put their stamp on the land.

At the front of the property sits the original Queenslander farm homestead. This dwelling is approximately 100 years old and has been fully restored by the sellers. With original VJ (tongue and groove) board throughout, high ceilings, French doors plus hardwood and hoop pine floors, the home exudes character in every grain.

We have affectionately nicknamed the property 'The Farm' and upon inspection you will experience the old school character mixed with new school touches. The old school feel begins in homestead residence where the open plan kitchen and dining space provides a social area for everyone to sit down and talk ... like in the good old days! This space adjoins the living area at the centre of the house. Surrounding this are four generously-sized bedrooms, one with an en suite.

The new school touches feature at the rear of the property where a funky, off-grid tiny home sits along with a smaller shed that could be easily converted for horses.

Also restored is the massive farm shed, perfect for machinery, vehicles,

Price	SOLD for $1,550,000
Property Type	Residential
Property ID	10883
Land Area	6.00 ha

AGENT DETAILS

Indiana Voss - 0404 155 581
Justin Voss - 0400 822 069

OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

and a rustic work space looking out across the property. The storage mezzanine above could serve as an office or retreat.

More than 500 trees and shrubs have been planted across the grounds: mostly native, some bearing edible fruit and one extra plantation of native cabinet timber trees. These are now well established and require no watering. Still, much of this land remains a blank canvas and opportunities abound: hobby farm, nursery, horse agistment – the only limit is your imagination.

Vacant land on the Sunshine Coast remains in high demand, this could be your chance to build from scratch while living on site. Further potential for additional dwellings would provide space for extended family to reside on the property in privacy.

HIGHLIGHTS

Restored original Queenslander farmstead home

Restored farm shed with mezzanine and balcony

Off grid 'tiny home' provides additional dwelling space

10 minutes to the beach

Your only neighbours are goats, a small run of cattle and the local kangaroo mob. The revegetated offset site next door is maturing into a permanent privacy barrier and a haven for

birds including raptors, spoonbills, and the occasional Jabiru.

Mount Ninderry views

Fully fenced

Rural zoning, ideal for second home at rear of block (STCA)

Farm dam

Second small locked shed

Ample storage under house

3 x 20, 000L+ water tanks connected to house, plus 15,000L at tiny home site and additional small garden tank

Once a sugar cane farm, you'll find echoes of history throughout this property including the old cane trail rails crossing part of the paddock and others repurposed for garden beds.

What comes next is up to you. Contact Indiana on 0404 155 581 or Justin on 0400 822 069 today to start envisaging your future at 1011 Yandina Coolum Road. Inspections are available by appointment to allow plenty of time for prospective buyers to walk over the grounds.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.