







UNDER CONTRACT

5 1 6 10,300m2

Price	SOLD for $1,300,000
Property Type	Residential
Property ID	11143
Land Area	10,300 m2
Floor Area	328 m2

With wide open spaces and boundless character, rural opportunities like this less than 20 minutes to the beach are as rare as they are valuable. Sitting on approximately 1HA / just over 10,000m2, 1570-1576 Yandina Coolum Road is oozing with potential for the new buyer to maximise the space on site and existing infrastructure.

The main shed is generous in size at 243m2 internally. With an extra high slab and 5m ceiling height in the centre, we are confident this valuable infrastructure will be priceless to the eventual buyer. The shed has three phase power and 4 roller doors, along with shelving and a mezzanine. Covered car ports on both sides allow for additional under roof vehicle storage protected from the elements.

The positioning of the dwellings on site are perfect. The main residence is set back on the block away from the road, this maximises the safe and peaceful surrounds. The rear entertaining area overlooks the 60,000 litre swimming pool which is the perfect place to pop in for a dip on a hot day. Old school hardwood floors flow through the home and create a warm and cosy atmosphere. The garage has been re purposed to an additional lounge room however this could be used for further car accommodation if desired.

Highlights:

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

100,000 litre underground water tank
Large dam, 2m deep in centre at the front of the property
1 HA of pancake flat land
Fantastic blank canvas for a renovation or start from scratch and build your dream home
Potential for commercial uses or operating a home business
Rural council zoning
Additional smaller shed / storage room with separate access to the main house and shed
'Romeo & Juliet' quaint entertaining hut separate from the house
Expansive timber decking at the rear of the property
Solid brick construction
Multiple flat pads of grass
Easy access to the Bruce Highway, less than 1 minute in the car

The possibilities are endless, but the what the future holds for this property is up to you. Contact Indiana on 0404 155 581 or Justin on 0400 822 069 today to start envisaging your future at 1570 Yandina Coolum Road. Open homes will be advertised, private inspections are also available by appointment to allow plenty of time for prospective buyers to walk over the grounds.

PARKING NOTE FOR OPEN HOMES
We invite buyers to drive down the driveway and park on site for inspections.

* Outlines are indicative for marketing purposes only

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.