







ACREAGE LIVING MEETS MINYAMA WATERFRONT

Enjoy the rare feeling of space and openness, with sweeping outlooks across beautifully grassed parkland and waterways, complemented by your own direct river frontage and private sandy beach.

Some homes offer space. Others offer lifestyle. Very occasionally, you find a property that brings both together on an impressive scale.

Positioned in one of Minyama's most desirable waterfront pockets, 22 Mooloolah Drive is an impressive 4 year old, distinctive residence offering the ultimate combination of substantial family accommodation, exceptional entertaining and an enviable waterfront lifestyle.

With its own direct river frontage and private sandy beach, this is an opportunity to enjoy a waterfront lifestyle that is becoming increasingly difficult to find. Whether it's launching a kayak, enjoying a morning swim, fishing from your own shoreline or simply relaxing beside the water, the setting is something truly special.

Inside, the home offers an extraordinary seven bedrooms and six bathrooms, providing exceptional flexibility for large families, multigenerational living and those who regularly entertain family and friends. There is room for everyone, with multiple living zones offering both connection and privacy.

7 6 2 735m2

Price	$4.25m+
Property Type	Residential
Property ID	12200
Land Area	735 m2
Floor Area	476 m2

INSPECTION TIMES

Sat 21 Nov, 12:00 PM - 12:30 PM

AGENT DETAILS

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OFFICE DETAILS

Mooloolaba
Unit 1 24 Brisbane Rd Mooloolaba, QLD, 4557 Australia
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At the heart of the home, the expansive open-plan kitchen, dining and living area creates a natural gathering place. Generous proportions, quality appliances and seamless connection to the outdoor entertaining areas make everyday living and hosting family and friends equally enjoyable.

Technology and entertainment are also well catered for, with integrated smart-home automation, in-ceiling Sonos audio, Samsung Frame TVs and customisable RGBW lighting throughout. A dedicated split-level media room provides the perfect retreat for movie nights or simply escaping the everyday.

Outside, the lifestyle continues with an impressive heated swimming pool and spa, complemented by dedicated basketball and netball facilities. There is plenty here to keep the family entertained without ever needing to leave home.

And then there is the waterfront.

Your own private sandy beach, direct river access and the adjoining waterfront parkland create an exceptional outdoor environment. Enjoy morning walks, fishing, kayaking, paddleboarding or simply taking in the peaceful river surrounds. It is a setting where children can play, family and friends can gather, and an active coastal lifestyle comes naturally.

Mooloolaba's famous beaches, restaurants and cafes are an easy bike ride away, while Kawana Shoppingworld, local schools and everyday amenities are all conveniently accessible.

Seven bedrooms. Six bathrooms. A private sandy beach. Direct river frontage. An exceptional family lifestyle.

22 Mooloolah Drive is considerably more than a substantial family home. It is a distinctive waterfront residence offering space, flexibility, distinctive appeal and a lifestyle that few properties can genuinely match.

An inspection is highly recommended to fully appreciate the scale, quality and exceptional waterfront setting of this remarkable Minyama property.

• Substantial 4 year old residence offering seven bedrooms and six bathrooms
• Generous 735m^2 allotment
• Approximately 476m^2 internal living area
• Expansive open-plan kitchen, dining and living
• Multiple living areas and dedicated split-level media room
• Impressive master suite with luxurious ensuite and river outlook
• Heated swimming pool and spa
• Dedicated basketball and netball facilities
• Integrated smart-home automation
• Samsung Frame TVs and in-ceiling Sonos audio
• Customisable RGBW lighting
• Direct access to waterfront parkland and walking tracks
• Close to Mooloolaba Beach, Kawana Shopping world and local amenities

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