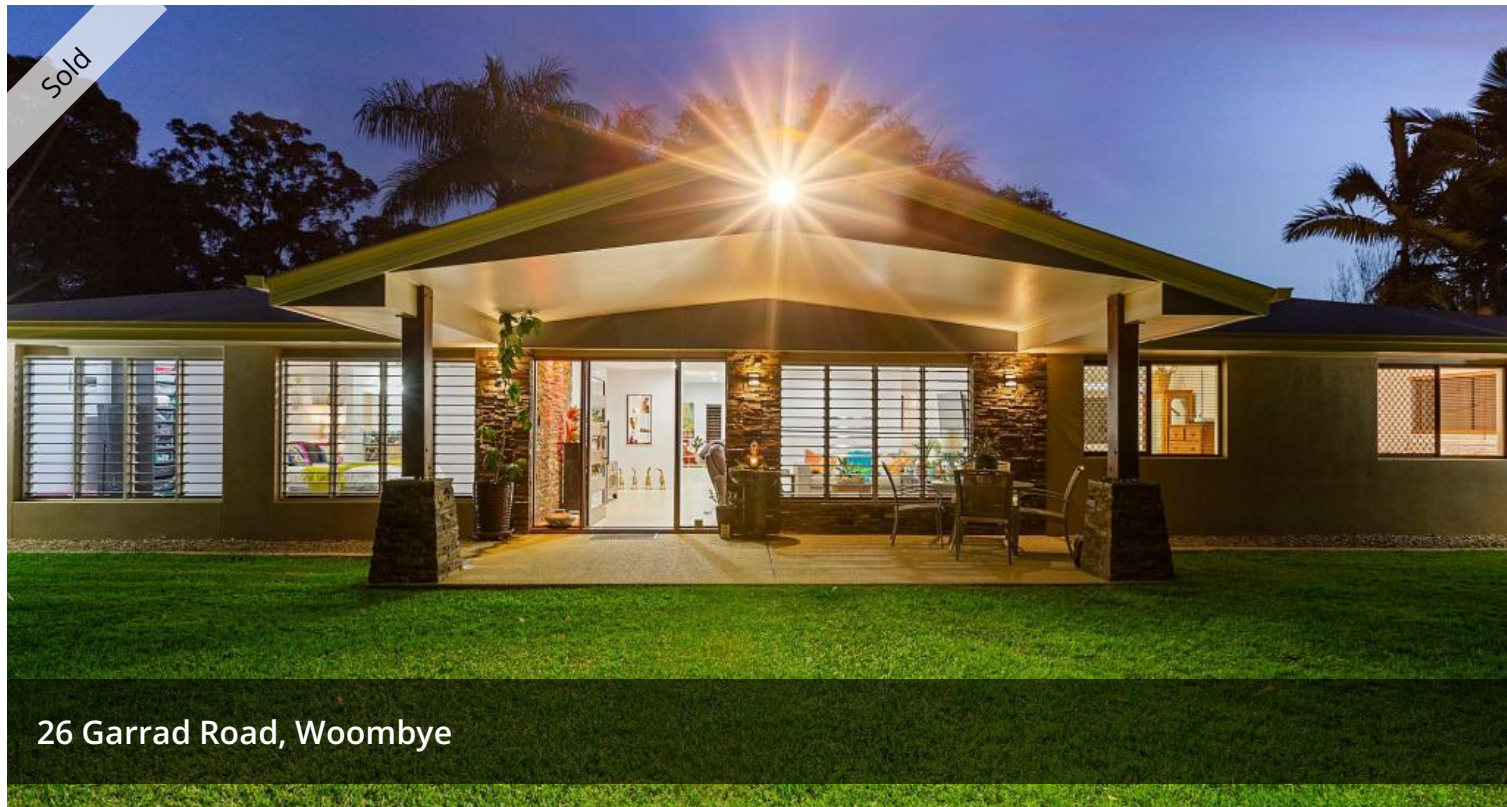
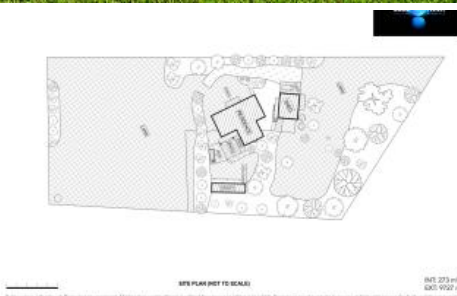


Sold



26 Garrad Road, Woombye



## COUNTRY ROAD ... TAKE ME HOME

Whilst the wheels of tourism turn at profit making speed in the new CBD of Maroochydore, your new country escape awaits just 12 kilometers from the central shopping precinct. And when you return to this private destination where only four other residents share the beauty of the surrounding farm land, you will be energized by the aura of this irreplaceable location. The five bedroom residence is situated on 10,000m<sup>2</sup> (approx 2.5 acres) on title, but it feels like you are the only person on the planet. Your place will become the family favourite for large gatherings and Christmas day gatherings as it boasts an award winning 55m<sup>2</sup> outdoor entertaining area which is completely sheltered and undercover. In fact, this will become the main eating area for most meals as it has been purpose built and adjoins the main dining and kitchen area.

Features to be admired include:

- Low maintenance rendered residence all on one level (no stairs)
  - Clever design with thoughtful placement of bedroom accommodation for extended family and guests
  - Master bedroom adjoins stylish en-suite with deep bath tub and stylish louvre windows
  - Four other bedrooms all zoned with ducted air conditioning
  - Stone bench tops feature in main kitchen with Kleenmaid appliances
- PLUS there is an adjoining butlers pantry for food preparation and storage

🚗 5 🏠 2 🚗 3 🌊 10,000 m<sup>2</sup>

Price	SOLD for \$1,000,000
Property Type	Residential
Property ID	16
Land Area	10,000 m <sup>2</sup>

### AGENT DETAILS

Indiana Voss - 0404 155 581

### OFFICE DETAILS

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



- Home gym area could easily be used for second media room or play room for children
- 5.2 meter lap pool only 18 months old with swim spa jets
- 7.3 x 7.6 meter outdoor area with all wiring and surround sound fitted for entertaining
- 14.4 x 3.6 meter external building with insulated walls (fixed with power and water). This utility building could be transformed into an amazing studio or work from home gallery
- 10m x 8m shed has 2.9m high clearance to cater for the big boat or heavy vehicle
- The 2.5 acre retreat is easy to maintain and has been set up with an abundance of readily accessible water points
- Thoughtfully planned landscaping increases the privacy through clever use of trees planted along boundary lines
- Opportunity to live off the land with fertile soil for market garden at home.
- Custom built chicken pen will provide as many eggs as a family can eat ... plus some for the neighbours
- On site water tanks (2 x 23,000 litre) provide the purest drinking water imaginable with a ph level of 7. This is pretty much the perfect alkaline water on tap. (The tanks are fitted with a low maintenance cleaning machine to continue to give to you non acidic water for free all year around)
- Additional water for grounds available from on site bore PLUS there is a registered water licence to pump from Eudlo Creek

There is a certain feel about this home that provides an unparalleled sense of happiness and calm. Maybe it's due to the private treelined surrounds, but whatever the reason the magic in the air cannot be denied. Call Indiana or Justin today to arrange an immediate inspection.

When we say this home is one of a kind, we mean it. Put simply we don't have anything else like it.

*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.*