







CONTRACT CRASHED; MASSIVE PRICE REDUCTION. MUST SELL

5 1 4 8,239m2

Opportunity is an overused word in real estate so let's be very clear. A tastefully modernised 5 bedroom home nestled amongst fruit trees, vegie gardens and a chook run on a pan flat 2 acre block with unobstructed country views to Mount Coolum, just 10 minutes from the beach and Maroochydore's CBD has just come to the market. That's a strong case for 'opportunity of a lifetime' status!

On the Sunshine Coast, the self sufficient lifestyle that is so desirable these days is generally associated with compromising on location. Not here. From the moment you follow the driveway beyond the tall, mature tree line that provides fantastic separation and privacy from the road, it becomes immediately obvious that 61 Thomas Rd is a magical property that combines tranquil rural ambience with unrivalled position.

The expansive grounds are lush and green, providing countless areas to enjoy whatever the activity of the day may be; whether you're relaxing amongst flowering gardens reading a book, entertaining friends over a BBQ on the rear terrace or playing footy/cricket on the many flat grassed sections of lawn, one constant will always be present; the incredible views of rolling hills and countryside everywhere you look.

Inside, the home itself is warm and welcoming, benefitting greatly from the owner's high standard of renovation. Neutral tones and charcoal tiles

Price	SOLD
Property Type	Residential
Property ID	1773
Land Area	8,239 m2

AGENT DETAILS

OFFICE DETAILS

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

provide a modern look that is complimented by classic design and a smart floor plan. The centrally located kitchen is spacious, featuring an island bench and plenty of cupboard space while enjoying seamless access to both the open living area, and rear courtyard.

All five bedrooms are good sized and enjoy superb views of the property and beyond; currently one is being utilised as an office while another serves as the media room. The remote controlled double garage has internal access to the house however given the newly built 6.1m x 6.1m powered shed sits proudly outside the front door and provides alternate car storage, it may be tempting for new owners to reconfigure the home to better suit their particular needs by building into the space.

OTHER HIGHLIGHTS;
• 3kw Solar System
• Established vegie garden and large shade cloth greenhouse
• Abundance of fruit trees including Avocado, Banana, Orange, Lemon, Papaw, Macadamia Nut and Guava
• Fully fenced (100 metres) Chook Run
• Garden Sheds for extra storage
• 2x 11000 litre concrete water tanks & 3000 litre tank servicing the shed
• Numerous Bore outlets
• Air Conditioning and Ceiling fans
• Security grills
• Plenty of space to build a second dwelling to rent or house visitors
• Close to public transport
• Prime Location. 2 minutes from IGA River Markets, 10 minutes from Maroochydore, Sunshine Coast Airport and the beach. Very simple and convenient access to the motorway and highway.

One visit to 61 Thomas Rd is all it will take for you to recognise that your dream property and lifestyle could be within reach. The potential to secure prime time real estate and sculpt your very own ‘rural’ sanctuary in an area predicted to benefit from considerable capital growth and improved amenities won’t last long. Call Drew on 0468 950 301 to organise a private inspection or come and visit one of our scheduled open homes

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