

Sold



32-34 Gleneagle Ct, Buderim



## COUNTRY ROADS 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 9 kilometres from the central shopping precinct. Only a 10-minute drive to the famous Mooloolaba beach. And when you return to this private destination where only a handful of other residents share the beauty of the surrounding farmland, you will be energized by the aura of this irreplaceable location.

The 5 bedroom residence is situated on 4,909m<sup>2</sup> (Approx 1.2 acres) on the 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 get-togethers as it boasts an award-winning poolside 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 ...

- 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 is placed well away from the other guest bedrooms and has its own private lounge retreat.
- Three other bedrooms all zoned with ducted air conditioning

🚗 6 🏠 3 🚗 10 📏 4,909m<sup>2</sup>

Price	SOLD for \$1,425,000
Property Type	Residential
Property ID	3041
Land Area	4,909 m <sup>2</sup>

### 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



- Study/Home office with external access, so you can run your business from home.
- Stone benchtops feature in the main kitchen with outdoor servery to the barbeque area
- Inground pool is the focal point of the resort-like outdoor entertaining areas
- 4 Bay shed, 14metre x 9metre (126m<sup>2</sup>) which has 3metre high clearance to cater for the big boat, heavy vehicle or the family Winnebago.
- Additional Carport - 10.4m wide x 11.7m long (A further 121 m<sup>2</sup> of undercover vehicle storage) – The carport has a massive 3.7m high entrance which provides shelter for many commercial vehicles.
- Ducted air conditioning and ducted central vacuum unit
- Location provides town water along with the benefit of lower rates
- Residence has been lovingly kept by only 2 owners since it was constructed. It is a home and a location that is very hard to leave.

Features to be adored...

HOUSE SHEDS SELF CONTAINED STUDIO.....This residence has the works.

- On top of the outstanding family residence, we also have a completely separate fully self-contained studio.
- The New York style loft studio is a separate building with 2 bedrooms, 1 bathroom and modern kitchen facility.
- Location is valuable and irreplaceable with the following schools “just down the road” Matthew Flinders College, Sunshine Coast University, USC campus and sporting faculty, Sienna College, Chancellor State College, Mountain Creek State School
- This is the education hub of the Sunshine Coast
- Current tenant in place (paying \$370 per week) leased until June 2020. The tenant is an immaculate tenant who would welcome the opportunity to discuss a renewed term in June this year.
- The 1.2 acre retreat is easy to maintain and the beautifully kept grounds provide a relaxing place to live
- 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 style garden at home.

There is a certain feel about this home that provides an unparalleled sense of happiness and calm. Maybe it's due to the private tree lined surrounds, but whatever the reason the magic in the air cannot be denied. Call 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. Contact Toni on 0419 994 189 for more information or to arrange an inspection.

*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.*