

Sold



1241-1257 Yandina-Coolum Road, Maroochy River



## OWNER COMMITTED ELSEWHERE

The owner of this exceptional home is 86 years of age and alone, his family are in Sydney. He has purchased a small villa in a retirement village and is looking to downsize and enjoy the twilight years of his life in the company of other likeminded people. He is completely committed to moving on and is prepared to accept an offer well below the true market value. This really does represent an outstanding opportunity to secure an amazing lifestyle property to which you can add value and watch your investment grow.

In the heart of the Sunshine Coast with the magnificent beaches of Coolum to the East and the quaint township of Yandina just down the road. It is an easy drive South to Mooloolaba or North to the famous Hastings Street café precinct, site of the fabulous Noosa Wine and Cheese Festival.

In an area famous for the Eumundi and farmers Markets you can enjoy a natural healthy lifestyle with everything at your fingertips.

The property features almost 19 acres of fertile land with magnificent views, pristine rainforest and a natural billabong.

There is a large purpose built home and 2 fully self-contained cottages. This 12 year old home was constructed by a Gold Master builder and was certainly built to last. The final certifier commented, "in 3000 years there

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	92
<b>Land Area</b>	76,890.30 m <sup>2</sup>

## AGENT DETAILS

Justin Voss - 0400 822 069

## OFFICE DETAILS

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



will be two buildings left standing the pyramids and this home'.

The concrete and steel construction requires no internal walls and is currently completely open plan. It also provides unlimited flexibility for future floor plan designs. Originally designed as a restaurant, the home would also make an outstanding conference facility.

Other Features include:

- Outstanding Panoramic Views
- 7.66 Hectares, almost 19 Acres of Land
- Pristine Rainforest –create your own walks
- Concrete and steel construction with metal roof
- Over 300 square metres of open plan living
- 3 Metre high square set ceiling in main home
- Solar Hot Water System
- Oversized toughened glass windows to maximise views
- Master bedroom with built in robe and ensuite
- Large kitchen with 6 metre Granite Benchtop
- Natural stone fireplace and ceiling fans for climate control
- Extensive outdoor undercover entertainment area
- Shower designed for wheelchair access
- Ladies and men's disabled toilets
- 150,000 litres of crystal clear tank water
- Commercial grade Treatment Plant for main home
- Slab on ground construction with extensive peering- slip free
- 2 self-contained cottages currently rented
- Each cottage has own water tank and bathroom
- Separate treatment plant to service cottages
- 2 creeks feeding dam with excellent drainage
- Property is completely Flood Proof
- Telstra Phone and Internet Service
- Bitumen driveways for easy all-weather access
- Oversized carport to accommodate 2 plus vehicles
- 5000 Reserve Gravity fed water tank
- Total design flexibility

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