

Sold



102-126 Sunrise Road, Eumundi



Eumundi acreage with stunning views

This beautifully presented property on 8.4 prime acres offers exceptional horse facilities, home business potential and stunning views over Cooroy Mountain.

Located within the sought-after Noosa hinterland 'golden triangle', it combines the appeal of a rural lifestyle with proximity to world-class beaches, shops and restaurants.

If you're looking for space and privacy you'll feel truly in touch with nature amongst the native trees, birds and animals that call this place home. The well-engineered shed facilities, meanwhile, provide scope for a work-from-home businesses or just exceptional workshop and storage space for the largest of vehicles.

At the heart of the home is a large open plan living and dining space overlooking Cooroy Mountain and the surrounding landscape, with sliding doors leading out to a wide wrap-around verandah - the perfect place to sit and soak up the gorgeous mountain vistas.

The new kitchen offers granite countertops and splash-backs, a sit-up island bench and quality stainless appliances including a 90cm Electrolux oven and

3 2 9 33,993.60 m2

Price SOLD for \$2,600,000

Property Type Residential

Land Area 33,993.60 m2

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JACKSON JONES

five-burner gas hob. Hardwood timber floors run throughout the home creating a strong sense of flow.

Split system aircon units ensure perfect cooling in the living area and master bedroom, while louvred windows, flyscreens and ceiling fans ensure the coastal breezes flow through this elevated home. Power bills are negligible thanks to the property's 6.6kW of solar panels and 5kW inverter.

There are three queen-sized bedrooms, all offering exceptional outlooks and deck access, including a generous master with contemporary ensuite. A family bathroom, separate powder room and good-sized laundry complete the picture of contemporary single-level living.

Below the house is a huge triple car garage and workshop/storage area with covered stairs leading up to the verandah - perfect for parking or offering scope for an easy extension within the footprint of the home.

Outside, a separate driveway leads to a high-roofed, 14 x 22m fully enclosed shed and workshop with a turning circle which comfortably accommodates oversized vehicles and allows easy parking for floats, trucks or goosenecks.

The shed layout suits a variety of home business opportunities, with an 8m x 14m wide span and high truck access providing workshop, engineering and secure storage space. The high roofline keeps the shed cool and allows for a mezzanine expansion.

On one side is a wide breezeway and the best stabling we have seen at Jackson Jones. There's also a secure tack room and feed store area, a sawdust bay and a 6m x 14m covered outdoor area providing excellent shade or room for stabling expansion.

The quality continues outside with a 40 x 25m ELD Todd Cunningham sand arena, seven pasture-improved fenced paddocks and a large spring-fed dam. Imagine waking up and checking your horses without leaving the house!

Fruit trees abound on this lovely property, including mango, avocado, banana, lime, orange and guava, and raised veggie garden beds make for easy growing.

Dual access onto Ball Road creates the potential for future development of a separate cottage well away from the main house with views to Mount Eerwah - an opportunity to add capital value over time.

What we love:

- 8.4 prime useable acres in the heart of the Noosa hinterland 'golden triangle'

- Close to beaches, bush trails, restaurants, shops and markets
- Spectacular views over Cooroy Mountain
- Wide wrap-around entertaining deck
- Spacious open plan living/dining area
- Stylish new kitchen with quality stainless appliances
- 3 good-sized bedrooms, all with deck access
- 2 contemporary bathrooms with top quality fitments and tap wear
- Hardwood timber floors throughout
- Fruit trees and veggie patch
- Solar power (6.6kW of solar panels and 5kW inverter)
- 45,000lt water tanks for house, fitted with triple filtration plus UV purifier
- 55,000lt water tanks for shed
- Huge shed with truck storage bay, workshop, 20-amp power
- ELD Todd Cunningham-built sand arena
- 7 pasture-improved paddocks with secure hardwood fencing.
- Spring-fed large dam with solar pump + 2nd dam
- Exceptional 4 x 5m Tasmanian Oak stables, feed store, tack room, sawdust bay
- Tank water automatically feeding to front paddock troughs
- Dual access
- Approved SCC land for wildlife property
- 100 of trees planted while maintaining open paddocks.
- Excellent scope for business/lifestyle developments

Eumundi:

Eumundi is famous for its street markets, which run on a Wednesday and Saturday morning. This beautiful hinterland village, with its strong community spirit and laidback vibe, is a 5-minute drive to the Bruce Highway and a 1-hour drive from Brisbane. It offers a mainline train service to the Queensland capital and boasts a well-regarded state primary school. It is also within close proximity to several excellent public and private schools.

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