



13 Clifton Place, Eumundi



New Eumundi home with pool and beautiful views

This brand-new home boasts light-filled open spaces, vaulted ceilings, superior finishes and a stunning 11m pool - all in a peaceful location overlooking trees and rolling hills.

Situated among other quality properties and within walking distance of Eumundi, it offers seamless indoor-outdoor living on an elevated north-east facing 2,105m² block.

Sliding glass doors feature across the front of an expansive open-plan living and dining space at the heart of the home. A lovely corner fireplace provides a cosy focus during the brief Sunny Coast winters, while raked 4m ceilings, high-set windows and composite plank flooring create a feel of light and space, flowing out to the gorgeous terrace and pool deck beyond.

There's an adjoining media room here, too, leading out through sliding glass doors to timber decking overlooking the surrounding bush.

The chic contemporary kitchen includes a Tasmanian oak floating shelf with custom lighting, soft close cabinetry, plumbed fridge, Smeg integrated dishwasher and sit-up island bench with 900mm DeLonghi induction cooktop

 4  2  2,105 m²

Price SOLD for \$1,400,000

Property Type Residential

Land Area 2,105 m²

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and Smeg oven. A walk-in butler's pantry with a second sink creates ample hidden storage and prep space. The Caesarstone 'snow' benchtops and Phoenix brushed gold tapware of the kitchen are replicated throughout the bathrooms and laundry, creating a strong sense of flow.

On one side of the home is a sumptuous master bedroom, again offering bush views through full-length picture windows, with a big walk-through wardrobe leading into a luxe ensuite with double sink, double rain shower and large standalone bathtub.

The property features two additional queen-sized bedrooms, both with mirrored built-in wardrobes, on either side of another beautifully styled bathroom and a well-equipped laundry.

Then there's the generous fourth bedroom or office/rumpus room with views over Mount Ninderry - allowing excellent flexibility of space depending on your needs.

Designed to capture the coastal breezes, the home is cooled through split system air conditioning, louvres, fly screens and ceiling fans.

Outside, the quality continues with a deep covered terrace running the length of the home providing the ideal entertaining zone for family and friends. And of course, there's the sparkling 11 x 2.1m infinity edge pool, the perfect place to cool off as you soak up the tranquil surroundings - or take in a serious morning swim.

Low maintenance, easy-care landscaped gardens surround the home and it can be accessed on two sides, with parking at the front leading from Clifton Place, plus a private driveway running off William Road at the rear.

Located just 15 minutes from Noosa and a short walk from the heart of Eumundi, this lovely GJ Gardner home offers ultimate peace of mind through a remaining six years of builder's warranty.

What we love:

- Elevated 2,105m² block with country views across to Mount Ninderry
- A 15-minute drive to Noosa and a short walk to Eumundi's shops, markets, breweries, cafes, sports clubs and highly-regarded primary school
- Peaceful, private location among other quality homes in quiet, family-friendly cul-de-sac
- Quality fixtures and fittings throughout
- High raked ceilings and huge central living space
- 11m pool and beautiful covered entertaining terrace

- Chic contemporary kitchen with Tasmanian oak floating shelf, custom lighting, soft close cabinetry, sit-up island, Caesarstone benchtops, top-of-the-range DeLonghi and Smeg appliances.
- Roomy walk-in butler's pantry
- Wood-burning fire
- Split system air conditioning, plus louvres, fly screens and ceiling fans throughout
- 4 queen-sized bedrooms
- Spacious living/dining space and adjoining media room, plus separate office potential
- Master suite includes hidden walk-through robe and luxe ensuite featuring double sinks, double rain showers and standalone bathtub
- Low maintenance landscaped gardens
- Town water and sewerage.
- Double access from Clifton Place and William Road, creating scope to add extra parking/garaging at rear
- 2022-built GJ Gardner home with 6 years of builder's warranty remaining

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 1.5-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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