



180 Beddington Road, Doonan



IDYLLIC COUNTRY ESTATE - TWO RESIDENCES + SHED/STUDIO + CLEARED LEVEL LAND

This exceptional Doonan property boasts a five-bedroom family home with pool, a separate granny flat, and a huge additional shed.

This substantial property combines pristine forest and cleared level land within an extraordinary and unique setting.

Positioned at the gateway to Noosa's coveted 'golden triangle,' it offers some of the closest acreage to Noosa, while also being just 10-20 minutes from Maroochydore airport and many of the coast's top beaches and schools.

180 Beddington Road creates a truly distinctive opportunity for multi-generational living.

Approached via a charming tree-lined circular driveway, the double-brick built, Cape Cod-style main residence offers multiple spacious living areas within its generous double storey layout.

The contemporary kitchen, with its sit-up island, stainless appliances and plentiful storage, opens out to a conservatory bar, creating lovely inside-outside

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Price SOLD for \$2,125,000

Property Type Residential

Land Area 1.60 ha

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flow.

Also, downstairs is a bedroom/office, a contemporary bathroom with separate WC and multiple storage cupboards handy for busy families.

Upstairs, there's a stylish family bathroom and four good-sized bedrooms with dormer windows, built-in wardrobes and study nooks, including a spacious master with chic ensuite.

A double garage with covered side storage sits adjacent to the house. There is a fenced side garden with chook pen and storage shed - creating an excellent pet enclosure or chicken run.

Back along the driveway lies a self-contained two-bedroom granny flat with 90m² of living space and a high-roofed carport.

Set well apart from the main house and granny flat, there's a 150m², six bay, American barn-style shed that includes an air-conditioned office and its own sizeable lock up garaging.

The garaging section provides a 3.6m roller door with a 4.8m ceiling height and opens on two sides, making it an excellent open workshop/entertaining area or a combination of work and parking space.

There are three separate water tanks providing 80,000 litres across the three buildings. Added to that, there is bore water piped throughout the property with a switchable, backup bore water system for the main house including a triple stage filtering system.

There is a fixed line NBN connection allowing for fast and reliable Wi-Fi in both houses and the shed.

What we love

- Delightful 4-acre property with country and rainforest views, minutes from Noosa's beaches, bush trails, schools and amenities
- Opportunity for dual living
- Characterful 5-bed Cape Cod-style main residence with 10m saltwater pool
- Separate 2-bedroom granny flat with high-roofed carport
- 150m² shed with 3.6m roller door
- Cleared and level 1.5 acres perfect for a footy pitch, horse paddocks or hobby farm
- 80,000L triple-filtered rainwater, plus bore
- Reliable, fixed NBN to all 3 buildings

- Established native eucalypts and ancient rainforest trees ensuring privacy
- Myriad visiting birds, kangaroos and wallabies
- Located minutes from the pub, cafes, convenience store/fuel stop and Fruits of Noosa organic supermarket

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