



35 Sunrise Road, Eumundi



## EUMUNDI HOME WITH PANORAMIC HINTERLAND VIEWS

Enjoy spectacular sunrises over the Noosa hinterland from the entertaining deck of this beautifully presented Eumundi home.

Located on the edge of Doonan and just 15 minutes from Noosa, the private 1.5-acre property combines level lawns, a fruit orchard, extensive covered parking and views stretching all the way to Mooloolaba.

Master-built by Ausmar Homes, this as-new residence boasts an impressive double height entrance atrium leading into a large central living area with wall-to-wall glass capturing the expansive hinterland vistas.

It flows out through sliding glass doors to a wide covered deck at the rear of the property - the perfect space to entertain or just sit back and soak up your surrounds.

The contemporary-industrial design of this lovely home encompasses floating timber entry decks, with honed deep-grey floor tiles and 2.7m ceilings throughout creating a strong sense of light and flow.

There's ample room to accommodate extended family around your spacious

 4  2  4  6,012 m2

**Price** Offers Over  
\$1,950,000

**Property Type** Residential

**Land Area** 6,012 m2

### Inspection Times

Sat 23 Aug, 1:30 PM - 2:30 PM

### Agent Details

Nigel Jackson - 0497 338 395

Kate Jackson - 0419 128 656

### Office Details

Jackson Jones

0497 338 395



dining table, while the generous living room, with its floor-to-ceiling louvred windows, includes a wood-burning stove for those rare chilly Sunny Coast nights.

The sleek minimalist kitchen, complete with Bosch oven, Miele dishwasher, stainless appliances, double sinks and sit-up Caesarstone counter, is backed by a large butler's pantry.

A well-equipped laundry with external access provides even more storage within this thoughtfully configured home.

Three downstairs queen bedrooms, all with built-ins, are serviced by a stylish double-sink bathroom with Caesarstone countertops, plus a separate WC.

Heading up the stunning whalebone-style floating staircase, a spacious master suite provides more panoramic views and a walk-through wardrobe leading to a chic double-vanity ensuite.

Cooling is ensured through split system air conditioning, while flyscreens and ceiling fans allow the coastal breezes to flow. 50,000L of triple-filtered tank water ensures you will never run dry.

Outside, there's triple-car remote-activated garaging, plus a carport designed to accommodate trailers, boats or caravans.

The level grassed front garden provides serious run-around space for kids and pets, while landscaped paths lead around the house and down to a delightful orchard featuring lemons, limes, bananas, mangos, lychees, nectarines, plums, oranges, blood oranges, mandarins, mulberries, kaffir limes and passionfruit.

There's room to put in a granny flat for dual living, a pool or a big shed here. Or you can just sit back and enjoy low-maintenance hinterland living close to the coast's best beaches, restaurants, schools and amenities.

What we love:

- Prestigious Sunrise Road location close to Noosa and Eumundi
- Proximity to beautiful beaches, top schools, cafes, restaurants, shops and amenities
- Private 1.5 acres with expansive views all the way to Mooloolaba
- Immaculate master-built Ausmar home
- Entertaining deck offering beautiful hinterland outlook
- Triple garage secure parking, plus high-roofed carport
- Spacious central living/dining space
- Contemporary minimalist kitchen with butler's pantry, sit-up Caesarstone

counter, European appliances

- 4 bedrooms, including generous upstairs master suite with walk-through wardrobe, amazing views and chic double-sink ensuite
- 2 bathrooms including family bathroom with double sinks and separate WC
- Split-system aircon, plus louvres, fans and flyscreens throughout
- Level lawned areas with sandstone retaining walls perfect for trampolines, footy games, etc
- Garden shed, plus ample under-house storage
- Room for a pool, shed and/or granny flat for dual living, with separate street access available
- Beautifully maintained orchard with lemon, lime, banana, mango, lychee, nectarine, plum, orange, blood orange, mandarin, mulberry, kaffir lime and passionfruit trees

#### Eumundi:

Eumundi is famous for its street markets, which run on a Wednesday and Saturday morning. This picturesque 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 artisan shops and eateries, numerous sports facilities and a highly-regarded state primary school. It is also within close proximity to several excellent public and private schools.

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.