



35 Templeton Way, Doonan



TRANQUIL DOONAN HOME WITH GORGEOUS POOL AND COUNTRY OUTLOOK

This beautifully presented single-level home, set on more than an acre of lush lawned gardens, is located just 15 minutes from Noosa's famous beaches and restaurants.

Fully renovated and boasting an 8.5m saltwater pool, it offers exceptional privacy and is tucked away on a peaceful cul-de-sac surrounded by some of Doonan's most prestigious homes.

The cleared, fully fenced land offers plenty of level, usable space for kids and pets to play and encompasses a picturesque dam which encourages myriad visiting birdlife.

A 9 x 6m, 3-bay shed is air conditioned and provides excellent work-from-home space or just perfect storage for boats, caravans and mowers.

This lovely property is approached along a gated, tree-lined driveway, with a high-roofed double carport, covered walkway and sheltered front porch ensuring protection in all weathers.

 3  2  5  5,588 m²

Price SOLD for \$1,980,000

Property Type Residential

Land Area 5,588 m²

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It encompasses a substantial central living area with character high-raked ceilings, honed soft-grey tiling and expansive views across the gardens to the dam. It features two lounge areas, a dining room and a contemporary kitchen featuring a huge sit-up island, Caesarstone benchtops, induction cooktop and European appliances.

Sliding glass doors lead onto an extensive North-facing covered entertaining deck - the perfect place to kick back and enjoy your pool and beautiful country outlook.

The generous master suite offers its own external deck access, country views and raked ceilings and is serviced by a chic ensuite and sizeable walk-in wardrobe.

At the other end of the house, two king-sized bedrooms with triple built-in wardrobes overlook the pool deck. There's a stylish family bathroom offering a luxe freestanding bath and double vanities, plus a large laundry/mud room with stone bench tops and plentiful storage.

Outside, the park-like surrounds are a delight to explore. The dam is home to fish and turtles, and the tropical gardens encourage visiting native birds and wildlife. A lovely firepit area, meanwhile, allows you to survey the stars on those few cool Sunny Coast winter nights.

There's even room here to add a secondary dwelling on your 5,588m² acreage - without compromising on privacy.

35 Templeton Way is situated within walking distance of Noosa Valley Golf Club and a short drive to popular local eaterie 'The Doonan' and organic supermarket 'Fruits of Noosa'.

Take this rare opportunity to embrace the best of hinterland living within your low-maintenance, single-level acreage home close to the coast's best beaches, restaurants, schools and amenities.

What we love:

- Immaculate single-level home on more than an acre of low-maintenance, dog-fenced gardens
- Utterly peaceful and private cul-de-sac location in Doonan's sought-after 'golden triangle'
- Fully renovated and recently painted
- 15 mins from Noosa and 8 mins from Eumundi
- Gorgeous 8.5 x 3.5m saltwater pool
- 3-bay air-conditioned shed offering excellent work-from-home and workshop

space

- Central living area with high-raked ceilings, two lounge zones and dining room
- Contemporary kitchen with sit-up island, stone bench tops, induction cooktop, double sinks, Bosch appliances and ample storage
- Expansive North-facing entertaining deck
- 3 king-sized bedrooms, including generous master suite with chic ensuite and walk-in wardrobe
- 2 beautifully styled bathrooms, including family bathroom with luxe freestanding bath and double sinks
- Flyscreens and ceiling fans allowing the coastal breezes to flow
- Picturesque dam with fountain and jetty, home to fish and turtles
- Park-like 5,588m² gardens and feature firepit area
- Room to add a secondary dwelling without compromising on privacy
- Gardens watered with irrigation system from the dam
- Outdoor shower
- BBQ area
- Walking distance to Noosa Valley Golf Club
- Close to The Doonan restaurant and Fruits of Noosa supermarket
- Within 20 minutes of the coast's best beaches, restaurants, schools and amenities

Doonan

Doonan is part of the beautiful Noosa hinterland. Known for its spectacular scenery and quality rural properties, it's just a 15-minute drive from the beaches, restaurants and shops of Noosa and 8 minutes from the market town and mainline station of Eumundi. Doonan is a 90-minute drive from Brisbane and a 25-minute drive from Sunshine Coast Airport.

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