

Under Contract



63 Martins Road, Cooroy



## LOVELY ACREAGE HOME WITH POOL AND PADDOCKS

This charming home on 5.4 prime acres boasts extensive outdoor entertaining space, a beautiful 8 x 4m heated magnesium pool and two large, cleared paddocks.

Located just six minutes from Eumundi, five minutes from Cooroy and 20 from Noosa, the peaceful and private elevated property overlooks a landscape of pasture, dams and mature trees.

There's ample room here to accommodate horses - or just enjoy the serenity of your picturesque surrounds.

Surrounded by quality homes in a tranquil, sought-after location, this low-maintenance home offers the ultimate rural lifestyle close to the coast's best bushwalks and riding trails, restaurants, beaches and schools.

Approached along a quiet no-through road and entered via a sheltered courtyard with feature Japanese Koi pond, the character of the home is immediately apparent.

Exposed beams, high ceilings, custom cabinetry and hardwood floors feature

3 2 4 2.22 ha

Price	Under Contract
Property Type	Residential
Land Area	2.22 ha

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JACKSON JONES

throughout the central living and dining space at the heart of the home. Bordered by covered verandahs and expansive entertaining decks, it provides lovely vistas over the surrounding landscape and exceptional inside-outside flow.

The large country kitchen encompasses grey stone countertops, a sit-up island bench, chic black subway tiling and Fisher and Paykel stainless appliances, including a 900mm stove with five-burner gas hob.

It leads out to a huge timber deck providing space to comfortably accommodate a major gathering of family and friends. The adjacent magnesium infinity pool is heated for year-round swimming, with a poolside gazebo lounge the ideal place to kick back and enjoy the serenity of your surrounds.

Back inside, three queen bedrooms, all offering leafy outlooks and one with accompanying dressing room/office, include a spacious master with stylish ensuite. A contemporary family bathroom completes the inside picture.

Cooling is provided through split-system air conditioning, while ceiling fans and flyscreens throughout allow the coastal breezes to flow. 6kW of solar power ensures power bills remain low.

Accessed via covered steps from the back verandah is a large lockable under house workshop and double garage, and a neat European-style laundry.

There's plenty of additional level parking onsite for trailers, boats and caravans, while a remote front entry gate ensures excellent privacy and security.

Unlimited Cooroy Mountain spring water pumps straight to the property, feeding all external taps and filling the property's water tank in times of low rainfall.

The fully fenced property enjoys dual access and encompasses two dams and two large paddocks perfect for horses, llamas and goats. A stable and enclosed chook run provide shelter for animals or serve as handy extra storage.

Mangoes, avocados, bananas, lemons, limes, lychees and passionfruit all feature within the mini orchard here, and a Thai-themed veggie patch delivers kaffir lime, lemon grass, ginger, galangal and sweet potato.

The gardens are a delightful mix of cleared level lawn, tropical planting and mature native trees – including an entertaining deck built in the shade of sheltering branches which provides the perfect dining spot overlooking your dam and jetty.

A firepit area meanwhile, allows you to enjoy the clearest of night skies, within this rural haven you will be proud to call home.

Call Kate to arrange an inspection today.

What we love:

- Peaceful and private elevated home on 5.4 prime acres
- Located along a whisper-quiet no-through road
- 8 x 4m heated magnesium infinity pool
- 6 mins from Eumundi, 5 from Cooroy, 20 from Noosa
- Surrounded by quality homes close to the coast's best bushwalks and riding trails, restaurants, beaches and schools
- Living/dining space with exposed beams, high ceilings, custom cabinetry and hardwood floors
- Large country kitchen encompasses grey stone countertops, sit-up island bench, black subway tiling and Fisher and Paykel stainless appliances
- Covered verandahs, expansive entertaining decks and rush-roofed poolside gazebo
- 3 queen bedrooms (one with accompanying dressing room/office), including spacious master with ensuite
- 2 contemporary bathrooms
- Split-system air conditioning, plus ceiling fans and flyscreens throughout
- 6kW of solar power
- Fully fenced property offering dual access
- 2 dams and 2 large paddocks perfect for horses, llamas and goats
- Stable and enclosed chook run
- Large lockable under house workshop and double garage, and a neat European-style laundry
- Additional level parking onsite for trailers, boats and caravans
- Remote front entry gate ensuring excellent privacy and security
- Unlimited pure Cooroy Mountain spring water pumps to the property, feeding all external taps and filling the property's water tank in times of low rainfall
- Fruit and veggie plants include: mango, avocado, banana, lemon, lime, lychee and passionfruit, kaffir lime, lemon grass, ginger, galangal and sweet potato.
- Firepit lawn and entertaining deck overlooking the dam

Cooroy:

Cooroy is a pretty, thriving hinterland village just a 15-minute drive from Noosa. Boasting a range of schools, playgrounds, sports venues, shops and cafes (including the well-known Copperhead Restaurant Brewery) it combines the warmth of a genuine village community with proximity to the beaches and amenities of its famous neighbour.

Cooroy has a mainline train station and offers excellent access to the Bruce

Highway. It is a 30-minute drive from Sunshine Coast Airport and a 1.5-hour drive from Brisbane.

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