



**38 Trafalgar Court, Doonan**



## LOW MAINTENANCE DOONAN HOME WITH POOL, SHED AND GUEST ACCOMMODATION

This immaculate hinterland home, located just 15 minutes from Noosa, boasts a huge saltwater pool, a three-bay shed, studio and a beautiful, landscaped dam attracting native birds and wildlife.

Situated in a quiet cul-de-sac, 38 Trafalgar Court is fringed by mature trees, creating a private 1.3-acre haven close to the coast's best beaches, restaurants, shops and schools.

With 'The Doonan' family venue and 'Fruits of Noosa' organic supermarket just five minutes down the road, this beautifully presented home combines the tranquility of a rural setting with proximity to excellent amenities.

Entered along a private tree-lined concrete driveway, at the end of tranquil Trafalgar Court, the property features a 9 x 5m shed on one side and an oversized 7 x 7m remote garage on the other.

The spacious living/dining area at the heart of the home encompasses polished timber floorboards, a wood-burning fire and 4.5m raked ceilings, with a spectacular pyramid skylight creating a sense of light and space. There are two

3 3 4 5,259 m<sup>2</sup>

<b>Price</b>	By Negotiation
<b>Property Type</b>	Residential
<b>Land Area</b>	5,259 m <sup>2</sup>
<b>Floor Area</b>	362 m <sup>2</sup>

### Agent Details

Nigel Jackson - 0497 338 395  
Kate Jackson - 0419 128 656

### Office Details

Jackson Jones  
0497 338 395



**JACKSON JONES**

generous lounge areas here, and a dining room big enough to accommodate extended family gatherings.

It flows out to an expansive stone-paved front verandah and 10m saltwater pool with shade sail - the perfect place to entertain through the warmth of the Sunny Coast summer.

The modern kitchen features stone countertops, a bull-nosed sit-up bench, double sinks, stainless appliances and a ton of storage space, with a servery window opening outwards to a shaded seating bar.

There are two king bedrooms on either side of the home, with scope within the floorplan to easily incorporate a third, if required.

The separate studio, meanwhile, is beautifully equipped as guest accommodation, a teen retreat, home office or dual living set-up. Currently used as an Airbnb generating significant income, it offers a king bedroom, chic ensuite, walk-in robe and even a coffee nook with fridge.

The home's master bedroom encompasses a lovely mirrored walk-in wardrobe, substantial double-sink ensuite and deck access looking out across the water. The second bedroom has its own private deck access and is serviced by another large contemporary family bathroom.

Climate control is ensured through split-system reverse cycle air conditioning, with ceiling fans and high-quality flyscreens throughout allowing the coastal breezes to flow.

Utility costs are low thanks to 9.8kW of solar power and 45,000L of double filtered tank water.

At the rear of the home, another substantial shaded deck provides more entertaining space, this time overlooking a gorgeous natural dam and jetty surrounded by native planting.

The back garden is a delight to explore, with a firepit/bonfire area and cleared paths meandering through the trees and over a charming timber bridge.

Across the 1.3 acres, fruit trees deliver a harvest of mandarins, oranges, lemons, lemonade lemons, Brazilian grapes, mangoes, cumquats, coffee beans and star fruit.

The low-maintenance gardens of 38 Trafalgar Court mean you won't spend all weekend mowing – allowing more time to sit back and appreciate the beauty

and abundant birdlife of your stunning natural surrounds.

#### WHAT WE LOVE:

- Immaculate, private 1.3-acre Doonan home in quiet cul-de-sac location
- 15 mins from Noosa in the hinterland's golden triangle
- Close to the coast's best beaches, restaurants, shops and schools
- 10 x 4.5m saltwater pool with stone-paved pool deck and shade sail cover
- 9 x 5m triple-bay shed and 7 x 7m remote garage
- Beautiful, landscaped dam attracting myriad birds and wildlife
- Spacious living/dining area with polished timber floorboards, wood-burning fire, 4.5m raked ceilings, feature skylight
- Modern kitchen featuring stone countertops, sit-up bench, double sinks, stainless appliances, servery window opening to a seating bar
- 2 king bedrooms, including master with walk-in wardrobe, double-sink ensuite and deck access, plus scope within the floorplan to easily incorporate another
- Separate studio for guest accommodation, teen retreat, home office or dual living set-up- currently generating significant income as an Airbnb
- Split-system reverse cycle air conditioning, plus ceiling fans and high-quality flyscreens
- 9.8kW of solar power and 45,000L of double filtered tank water
- Substantial covered entertaining decks front and back
- Low maintenance gardens with tropical planting, established native trees, firepit area and timber bridge walkway
- Fruit trees include mandarins, oranges, lemons, lemonade lemons, Brazilian grapes, mangoes, cumquats, coffee beans and star fruit

#### 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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