



159 Browns Road, Belli Park



PERFECT HORSE PROPERTY WITH POOL AND SHED - CLOSE TO EUMUNDI

This immaculate single-level country home boasts 11 tranquil acres perfect for horse lovers and hobby farmers, just a short drive from Eumundi's school, cafes and amenities.

Surrounded by rolling hills in the beautiful Noosa hinterland, it offers a huge four-bay shed, cleared fenced paddocks, stable shelters for at least five horses, a round yard and three dams.

There's no need to load up the horse float here - scenic trails to Point Glorious and through West Cooroy State Forest are an easy ride from your front gate.

With its 9 x 5m saltwater pool and expansive entertaining deck overlooking a pastoral landscape shared by kangaroos and kookaburras, 159 Browns Road offers the ideal balance of rural tranquillity and modern comfort. You can soak up the gorgeous setting and still be in the surf within 35 minutes.

Approached along a picturesque private driveway, the property provides ample turning and parking room for large vehicles and animal floats.

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Price	NEW LISTING
Property Type	Residential
Land Area	4.56 ha

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JACKSON JONES

The impressive 14 x 7.5m shed allows for 2.7m height clearance and includes a remote door and a mezzanine floor for extra storage.

Inside, the beautifully maintained home features bamboo hardwood flooring throughout and offers five good-sized bedrooms and two living areas within a generous internal footprint.

At its heart is a spacious open living/dining space with feature fireplace, which flows out on one side to an enclosed back garden and BBQ shelter, and on the other to a lovely north-facing entertaining area - the perfect spot to soak up your country surrounds.

The kitchen encompasses stone benchtops, a sit-up counter, white shaker cabinetry, and stainless appliances including a 900mm electric oven and gas hob.

There's scope for dual living here, with a master wing at one end of the home including a king bedroom enjoying mountain views and external access, serviced by its own bathroom and parents' retreat or media room.

At the other end are four more queen-sized bedrooms, one currently configured as a lockable work-from-office offering its own external access. A modern family bathroom, separate WC and sizeable laundry/mudroom ensure there's room to accommodate the whole family in comfort.

A whopping 120,000L tank water capacity spread across five tanks means you will never run dry, while ceiling fans and flyscreens throughout allow the country breezes to flow.

Surrounding the house is a garden of established trees and level lawns featuring a triple-bay open storage shed and a chicken enclosure. The gently undulating paddocks, incorporating excellent grazing pasture and three dams, make it an ideal home for horses, cows or llamas, and there is plenty of level space to create a dressage arena or jumping course for competitive riders.

School buses servicing the local primary school, high school and several private colleges stop less than 1km, or a two-minute drive, from the property.

159 Browns Road is the ultimate rural smallholding. With Eumundi and Cooroy a 15-minute drive away, and the famous Mrs Browns Diner just 2km down the road, it's a peaceful retreat close to the coast's best beaches and bush trails, schools and amenities.

WHAT WE LOVE

- Country homestead on 11.27 prime, cleared acres surrounded by rolling hills
- 15 mins from Eumundi and Cooroy's schools and amenities
- A short ride to several scenic forest trails
- Double-brick built, single-level spacious family home
- 9 x 5m inground saltwater pool with spa corner
- 14 x 7.5m, 4-bay shed with 2.7m height clearance, including remote door and a mezzanine floor for extra storage
- 5 stable shelters
- Fully fenced, with 3 dams, round yard and paddocks providing excellent land for horses and livestock
- Generous central living/dining room with feature fireplace
- Contemporary kitchen encompassing stone benchtops, a sit-up counter, white shaker cabinetry and stainless appliances including a 900mm electric oven and gas hob.
- Enclosed back garden and BBQ shelter
- Lovely north-facing entertaining area overlooking the country surrounds
- Master wing includes king bedroom with mountain views, external access, bathroom and media room/parents' retreat
- 4 more queen-sized bedrooms, 3 with built-ins and 1 configured as a lockable work-from-office with external access.
- Modern family bathroom with bath, plus separate WC
- Sizeable laundry/mudroom
- Ceiling fans and flyscreens throughout
- Hardstanding for multiple vehicles
- Huge 120,000L tank water capacity spread across 5 tanks
- Triple-bay open shed store and chicken enclosure
- Scope for dual living
- Close to the coast's best beaches, bush trails and amenities
- Buses running from the end of Browns Rd service several local public and private schools

BELLI PARK

Belli Park is a rural locality on the Sunshine Coast known for its premium acreage properties, natural beauty and proximity to the market towns of Eumundi and Cooroy. It offers easy access to trails and hinterland reserves such as the 1,200Ha West Cooroy State Forest and 10,000Ha Mapleton National Park. Belli Park is a destination for horse lovers, hobby farmers and those seeking a quieter, nature-based lifestyle.

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