

Under Contract



80 Valley Drive, Doonan



## 'LAKEVIEW' - TRANQUIL SINGLE-LEVEL HOME IN DRESS-CIRCLE LOCATION WITH BEAUTIFUL WATER VIEWS

Enjoy panoramic lake views from the expansive pool deck of this lovely single-level home on Doonan's exclusive Valley Drive.

Located just minutes from Noosa Main Beach and the bars and boutiques of iconic Hastings Street, 'Lakeview' combines the tranquillity of hinterland living with accessibility to the coast's best beaches, schools, eateries and amenities.

Set behind secure electronic gates, lush established gardens frame the approach to a peaceful and private acreage home designed to embrace indoor-outdoor living.

A large pivot front door opens onto an entrance atrium and leads through to bright, open interiors flowing out through bifold doors to an expansive covered back verandah.

You can entertain family and friends around the outdoor kitchen and lagoon-style saltwater pool while taking in views across the Noosa Valley Golf Course and your private forest backdrop.

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<b>Price</b>	Under Contract
<b>Property Type</b>	Residential
<b>Land Area</b>	5,000 m <sup>2</sup>
<b>Floor Area</b>	410 m <sup>2</sup>

### Agent Details

Nigel Jackson - 0497 338 395

Kate Jackson - 0419 128 656

### Office Details

Jackson Jones

0497 338 395



This property offers four bedrooms with built-ins, plus a dedicated office with external access creating excellent work-from-home space or the opportunity for a fifth bedroom.

The sumptuous master suite is serviced by a walk-in wardrobe and a luxe ensuite including standalone bath, double showers, low-level feature lighting and a double-sink vanity.

The central living space encompasses generous dining and living rooms looking over the pool deck as well as a separate lounge/media room with open fireplace - the perfect retreat for cosy winter evenings.

The contemporary kitchen at the heart of the home includes a large sit-up island, Caesarstone benchtops, custom cabinetry and premium Miele appliances including induction and steam ovens and integrated coffee machine.

Ducted reverse-cycle air conditioning ensures excellent temperature control, while ceiling fans throughout allow the coastal breezes to flow.

A 5kW solar system keeps energy bills low and 70,000L water capacity means you will never run dry.

Outside, the 5,000m<sup>2</sup> grounds have been thoughtfully landscaped with tropical gardens, specimen palms, and level lawns, all serviced by an automated irrigation system and bore.

There's enough level lawn to kick a footy here, while a rainforest walk and 'zen garden' provide idyllic contemplation spaces for those in search of calmer pursuits.

An oversized two-car garage with storage and a high-roofed double carport allow ample parking for boats, trailers, caravans and cars, and there's additional hard standing for extra vehicles - plus a roomy turning circle allowing for easy manoeuvring.

Situated in arguably the Noosa Valley's most prestigious street, this low-maintenance single-level home is the perfect hinterland hideaway just minutes from the coast's best beaches, bush trails and amenities.

Call Kate for an inspection on 0419 1278 656.

#### WHAT WE LOVE

- Substantial single-level home with lake views in prestigious Noosa Valley location
- 15 mins from Noosa Heads, 8 mins from Eumundi

- A short drive to several top public and private schools with school bus routes running past the front gate
- Secure gated entry and 1.24 acres of level grass and lush tropical gardens
- Expansive outdoor entertaining with ceiling fans, BBQ kitchen and Vintec wine fridge
- 10 x 6m lagoon-style saltwater pool
- 4 bedrooms, plus office or 5th bedroom
- Huge master suite with walk-in wardrobe and luxe ensuite boasting stand-alone bath and double showers
- Central living space encompassing generous dining and living rooms and separate lounge/media room with open fireplace
- Luxury kitchen has large sit-up island, Caesarstone benchtops, custom cabinetry and premium Miele appliances
- Ducted reverse-cycle air conditioning and ceiling fans throughout
- 5kW solar system, 70,000L rainwater tank capacity
- Automated garden irrigation system and bore
- Level lawns, private rainforest walk and 'zen garden'
- Parking includes 2-car lock-up garage with epoxy flooring and a high-roofed double carport, plus additional hard standing for extra vehicles

#### DOONAN:

Doonan is part of the beautiful Noosa hinterland. Known for its spectacular scenery and quality rural properties, it's a short 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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