



349 Sunrise Road, Doonan



## STATEMENT HOME WITH POOL, COTTAGE AND STUDIO IS ONE OF DOONAN'S FINEST

This elegant hinterland residence blends classic lines and contemporary finishes in a bespoke property with absolute wow factor.

Approached through a remote-gated entrance and along a sweeping driveway, the colonial-style façade is defined by graceful colonnades and wide wraparound verandahs.

Set on an acre of private landscaped gardens in one of Doonan's most sought-after pockets, the property's double-brick walls and solid stone fireplaces speak of the heritage of its original Scottish owner, who crafted a home of enduring stature for his family here.

The fully fenced grounds feature a 10 x 4m heated saltwater infinity pool and boast level lawns and extensive alfresco entertaining space, including a covered dining terrace and firepit deck ideal for family gatherings.

Garden pathways wind around to a separate one-bed cottage and a large studio, creating exceptional space for dual living, work-from-home offices and a fantastic games room and bar.

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<b>Price</b>	By Negotiation
<b>Property Type</b>	Residential
<b>Land Area</b>	4,446 m <sup>2</sup>
<b>Floor Area</b>	630 m <sup>2</sup>

### Agent Details

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Kate Jackson - 0419 128 656

### Office Details

Jackson Jones

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Inside the main home, generous proportions and warm natural finishes feature throughout. High ceilings and Tasmanian Oak floors combine in the central living space with expansive windows and glass sliding doors to create a sense of space and connection to the outdoors.

The kitchen and butler's pantry encompass cabinetry by local craftsman Jason Watts and include a large sit-up island, stone benchtops, floating oak shelving, a Zip tap, double sinks and a premium Belling 900mm Richmond Deluxe range cooker.

The three generous king bedrooms all come with built-in wardrobes and timber floors and include a gorgeous master encompassing a luxe ensuite with standalone bath, rain shower and double sinks.

Oak vanities and granite-coloured tiles combine in the home's two stunning bathrooms and a chic powder room, and the quality continues into a laundry boasting stone benchtops and stylish mosaic tiling.

A sumptuous evening lounge provides the perfect cocktail-hour setting - or creates potential for a fourth bedroom, office or media space.

Outside, there's abundant off-street parking within the low-maintenance grounds. The secure lawned garden allows pets and children to play safely, and extensive covered verandahs mean there's always a sheltered spot to sit and survey your leafy surrounds.

349 Sunrise Road is situated just 15 minutes from Noosa Heads and 5 minutes from Eumundi, with 'The Doonan' family restaurant and 'Fruits of Noosa' organic supermarket just four minutes down the road.

We dare you to view it and not fall in love! Call Kate on 0419 128 656 for an inspection.

#### WHAT WE LOVE:

- Beautiful double-brick colonial villa-style home on 1.1 private landscaped acres in sought-after Doonan location
- 10 x 4m heated saltwater infinity pool
- Level lawns and extensive alfresco entertaining space, including covered dining terrace and firepit deck
- Separate 1-bed, 1-bath cottage
- Separate studio with bathroom and kitchenette
- External games room with bar

- 47,500L filtered water
- Ducted aircon within the main house, plus split systems in cottage and studio.
- Fly screens and ceiling fans throughout
- 10.6kW solar power
- Huge central main house living/dining space with high ceilings, Tasmanian Oak floors and stone fireplace
- Kitchen and butler's pantry with custom cabinetry, sit-up island, stone benchtops, floating oak shelving, Zip tap, double sinks and Belling 900mm Richmond Deluxe range cooker
- 3 king bedrooms with built-in wardrobes
- Lovely separate lounge or 4th bedroom
- 2.5 stunning main house bathrooms with oak vanities and granite-coloured tiling
- Laundry with stone benchtops and mosaic-style tiling
- High-roofed double carport, plus secure hard standing parking for multiple vehicles
- Fully fenced grounds with remote gate allowing pets and children to play safely
- A short ride to the Noosa Biosphere bike and walking trail network
- 4 mins from 'The Doonan' restaurant and 'Fruits of Noosa' organic supermarket, 15 mins from Noosa's beaches, restaurants and amenities, 5 mins from Eumundi
- Close to the coast's best restaurants, shops, amenities and several top public and private schools

#### 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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