



118 Lone Hand Road, Eumundi



## BEAUTIFUL EUMUNDI ACREAGE HOME EXUDES COUNTRY STYLE

The rural surrounds and mountain vistas of this tranquil 1.75-acre property on prestigious Lone Hand Road make it very special.

Situated among other quality small holdings, the immaculate Queenslander-style home boasts peace, privacy and exceptional country vistas from every window.

There's space for a pool and a pony here, with cleared, fenced land and established trees creating a natural playground perfect for children and pets.

A lily-topped dam attracts myriad birdlife, and two bores tapping into Cooroy Mountain springs provide an endless supply of pure, drinkable water.

The home's cottage façade belies a spacious interior featuring four bedrooms, three bathrooms and two separate living spaces.

Wide verandahs front and back create idyllic shady spaces to soak up the surrounding views and allow for lovely inside-outside flow.

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<b>Price</b>	New Listing
<b>Property Type</b>	Residential
<b>Land Area</b>	7,071 m <sup>2</sup>
<b>Floor Area</b>	304 m <sup>2</sup>

### Agent Details

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**JACKSON JONES**

The home's light-filled central living and dining space, with its VJ panelling and 2.7m ceilings, leads through to a stylish black-cabinet kitchen embracing a sit-up counter, Caesarstone benchtops, ample pantry space and black appliances. The adjoining laundry/mud room provides excellent additional storage and external access.

The master bedroom offers sliding doors leading onto the front verandah and encompasses a chic ensuite and walk-in wardrobe. Two further downstairs queen bedrooms both have external access and are serviced by a contemporary family bathroom.

Upstairs, vaulted ceilings and dormer windows feature in a storybook retreat overlooking the surrounding countryside. It encompasses a second generous living space, a bedroom with built-in wardrobe and a beautifully styled bathroom with claw foot tub.

Outside, the grounds are a delight to explore. Adjoining the rear deck is a sheltered level courtyard space perfect as a firepit spot or north-facing cottage garden.

A second firepit circle sits beneath a vast oak tree within the fully fenced, undulating acreage.

A roomy double carport and high-roofed two-bay shed provide parking for multiple cars, trailers, boats and caravans, and there is plenty of additional hard standing.

With its sensational views across to Mount Eerwah, the property offers excellent scope for a second dwelling in one of Eumundi's most sought-after locations.

Situated just five minutes from central Eumundi and 20 from Noosa, the coast's best beaches and bush trails, schools, restaurants, and amenities are all within an easy drive of this exceptional country retreat.

#### WHAT WE LOVE:

- 1.75 acres of private and peaceful usable land perfect for gardeners and hobby farmers
- Beautiful country and mountain views in dress-circle Lone Hand Road location
- Fully fenced, immaculately presented Queenslander-style home with established trees and picturesque dam
- 4 queen bedrooms, or three plus office
- 3 contemporary bathrooms
- Sleek black-cabinet kitchen with sit-up counter, Caesarstone benchtops,

- ample pantry space, black appliances and patterned tiling
- Separate upstairs and downstairs living rooms
- Split-system aircon, plus ceiling fans and flyscreens throughout allowing for perfect crossflow ventilation
- 2-bay carport
- 2-bay roller-door shed with clearance for higher vehicles
- 45,000L of double-filtered tank water
- 2 bores provide unlimited Cooroy Mountain spring water
- Perfect space for a pool, second dwelling and additional sheds
- 5 mins to Eumundi, 20 mins to Noosa
- The coast's best schools, beaches, bush trails, restaurants and amenities all within an easy drive

#### EUMUNDI:

Eumundi is famous for its street markets, which run on a Wednesday and Saturday morning. This beautiful hinterland village, with its strong community spirit and laidback vibe, is a 5-minute drive from the Bruce Highway and a 1.5-hour drive from Brisbane. It is home to top restaurants, craft breweries, live music pubs and excellent coffee. It offers a mainline train service to the Queensland capital, boasts a highly regarded primary school and is within close proximity to several other top public and private schools.

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