

Just Listed



12 Bowden Road, Doonan



PERFECT DUAL LIVING IN PRIME DOONAN LOCATION

Three generations can live comfortably within the two-home set-up of this remarkable Doonan property.

A stylish main house with magnesium pool, a self-contained one-bed unit and an entirely separate two-bed cottage all feature across 1.5 lush acres in the heart of the Noosa hinterland 'golden triangle'.

Whether you need extended family living, or the chance to generate significant rental income, there's space to accommodate everyone at 12 Bowden Road - without compromising on peace and privacy.

Located just 15 minutes from Noosa and 7 minutes from Eumundi, the coast's best schools, restaurants, boutiques, beaches and bush trails are all within an easy drive.

MAIN HOUSE

The main house has a chic European farmhouse feel, with vaulted ceilings and exposed beams featuring throughout the central living area, and rear sunroom decks providing perfect sheltered entertaining.

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Price	New Listing
Property Type	Residential
Land Area	6,138 m ²
Floor Area	478 m ²

Agent Details

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Features:

- 9 x 4m magnesium pool with adjoining covered entertaining
- 4 good-sized bedrooms (or 3 plus office) including two with ensuites and French doors leading out to rear entertaining spaces
- 2 contemporary bathrooms, one with standalone black bathtub
- Black wraparound kitchen encompassing Caesarstone benchtops, Smeg electric oven with gas cooktop, double sinks, filtered water tap, subway tiling and ample prep and storage space
- Vaulted ceilings, woodburning fire, timber-style flooring through main living/dining areas
- Split-system air conditioning, plus fans and flyscreens throughout
- Sheltered, level and fenced front garden perfect for pets and kids to play safely
- Rear grassed area and dam perfect as a pony paddock or dog run
- Downstairs laundry, large storage room and workshop
- Remote 6 x 6.2m garage
- 40,000L filtered tank water
- 8kW solar system and solar hot water - minimal power bills

STUDIO

The main house comes with a stylish lower-floor studio flat including kitchen, bathroom, queen bedroom, living space, storeroom and alfresco entertaining.

COTTAGE

Set 80m away along its own asphalt driveway in a private and peaceful bush setting, the cottage is pure country style. A lovely second dwelling or perfect Airbnb.

Features:

- Open central living/dining space leading out on two sides to covered entertaining
- Contemporary kitchen with black panelled timber units, concrete style benchtops, subway tiling and electric stove with gas cooktop
- Covered rear pergola and contemplation deck with pizza oven - perfect for friends and family to gather
- 2 queen bedrooms with external access to the front deck
- Rustic-contemporary bathroom with black standalone tub
- Additional office/store/laundry room
- Views across a picturesque dam and paddock
- 20,000L filtered tank water and solar power meaning low utility costs
- Split-system air conditioning, plus flyscreens and ceiling fans
- Fenced and gated

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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