

Just Listed



7 Babbling Brook Place, Eumundi



### PRISTINE HOME IN TRANQUIL GARDEN SETTING WITH POOL, SHED AND STUDIO

Enjoy the whisper-quiet surrounds of this immaculate single-level property, located just 5 minutes from central Eumundi and 20 from Noosa.

Set on 2.84 acres at the end of a peaceful cul-de-sac, the home sits within a private oasis of lawned gardens and established planting - the perfect space for kids and pets to roam within sight of the kitchen window.

Encompassing an 8 x 4m infinity edge saltwater pool, and a large shed with workshop space and a one-bed studio, it is the ideal family home or a dream retirement property offering space to comfortably accommodate visiting loved ones.

At the heart of this 2018-built Morcraft Home is an expansive living/dining space leading out to a shady entertaining deck overlooking the gardens and saltwater pool.

The adjoining kitchen boasts Caesarstone countertops, a sit-up bench, double sinks, 900mm Westinghouse electric oven with six-burner gas hob, and double walk-in pantries providing outstanding storage and prep space.

5 3 6 2.84ac

<b>Price</b>	New Listing
<b>Property Type</b>	Residential
<b>Land Area</b>	2.84 ac
<b>Floor Area</b>	493 m2

#### Agent Details

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#### Office Details

Jackson Jones

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Four good-sized bedrooms in the main house offer garden access through sliding doors to covered walkways, including a spacious master with a walk-in wardrobe and chic double-vanity ensuite.

A contemporary family bathroom also features, and a walk-through laundry leads into the double remote garage.

Temperature is controlled through multi-zone ducted air conditioning in the main home and a split system in the studio, while fans and flyscreens throughout allow the country breezes to circulate.

A 6.66kW solar power system with 9.6kWh battery backup and a whopping 135,000L of double filtered tank water ensures utility costs are negligible to non-existent.

Outside, the shed combines extensive parking for boats and caravans with a guest accommodation set-up embracing a one-bed studio serviced by its own kitchen, bathroom and covered alfresco entertaining. Whether you're needing work-from-home office premises, dual living or just a teen games room hangout, the space offers ultimate flexibility.

This low-maintenance home is fringed by mature trees and surrounded by gently undulating lawns, tropical planting and fruit trees - all bordered at the rear by a beautiful babbling brook.

Call Kate today on 0419 128 656 for an inspection.

#### WHAT WE LOVE:

- Spacious single-level acreage home in quiet cul-de-sac location close to Eumundi and Noosa
- 8 x 4m infinity edge saltwater pool
- Separate 1-bed studio with kitchen, bathroom, outside entertaining - perfect as office premises, dual living, teen retreat, guest accom, etc
- Substantial shed perfect for caravan and boat parking, workshop etc
- Contemporary kitchen with Caesarstone countertops, sit-up bench, double sinks, 900mm Westinghouse electric oven with six-burner gas hob and double walk-in pantries
- 5 bedrooms, including spacious master with walk-in-robe and double vanity ensuite
- 3 modern bathrooms
- Expansive living/dining space in main house leading out to a shady entertaining deck

- 5-zone ducted air-conditioning in main house, split system in studio
- Solar hot water system in main house, electric in studio
- 6.66kW solar power system with 9.6kWh battery backup storage
- 135,000L double filtered tank water
- Low-maintenance gardens fringed by mature trees and surrounded by lawns, tropical planting and fruit trees: lemon, lime, lemonade, orange, mandarin and grapefruit.
- 5 minutes to the markets, cafes, school and amenities of central Eumundi and 20 minutes to Noosa's beaches and boutiques
- Within a 20-minute drive of several top public and private schools, with buses running along Sunrise Road

#### 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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