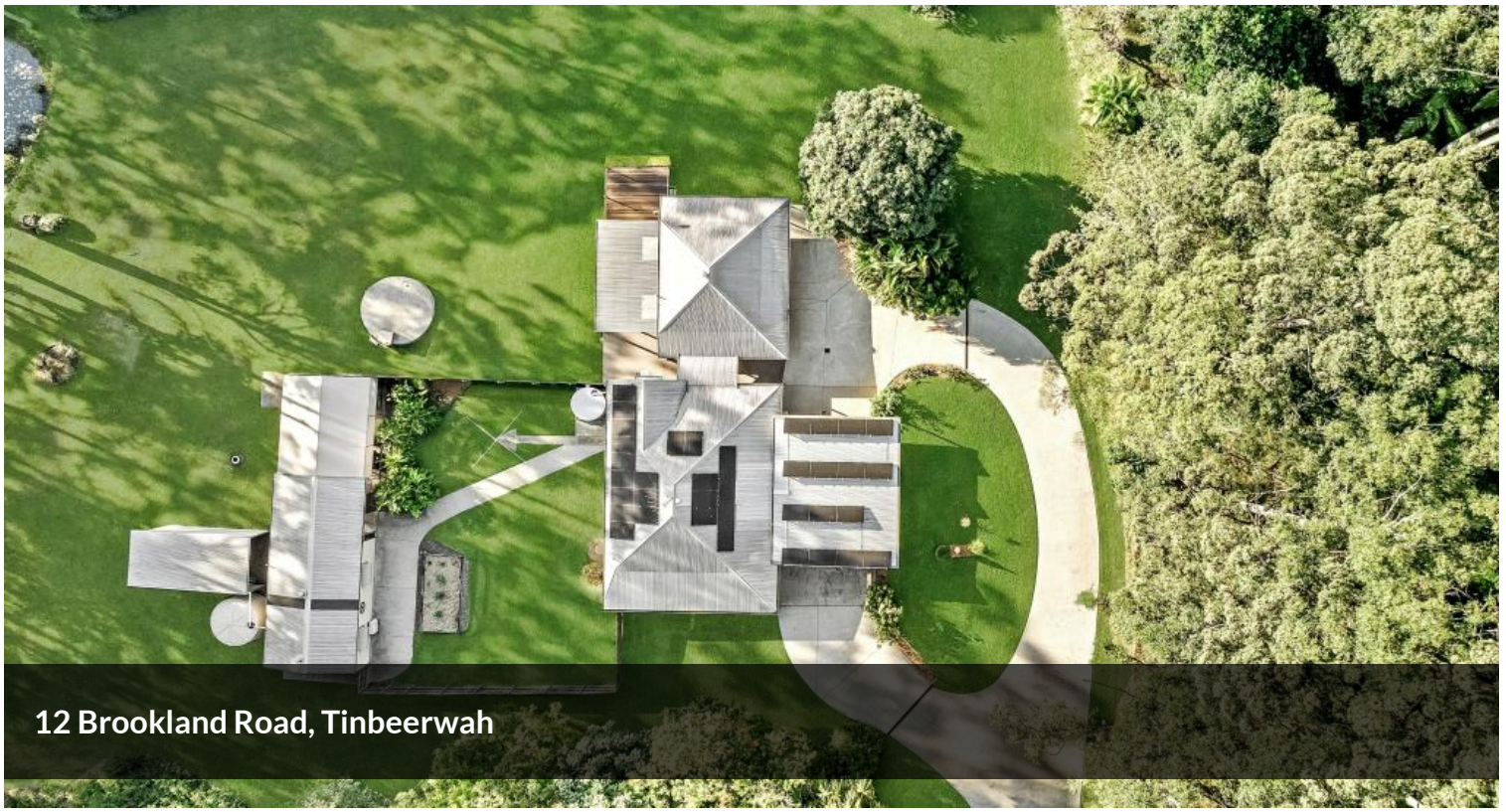







4.5 PERFECT ACRES WITH ENERGY-EFFICIENT HOME, STUDIO & SHEDS - 15 MINS TO NOOSA

4 2 8 4.50ac

This single-level country cottage comes with the space to comfortably accommodate visitors and your hobby farm on 4.5 peaceful, private acres close to Noosa.

Situated on a whisper-quiet cul-de-sac in sought-after Tinbeerwah, the immaculate home boasts a separate studio perfect for guest accommodation or home business premises.

Utility bills are non-existent, thanks to a 16kW solar power system with battery storage and 65,000L of tank water triple filtered to the house. Temperature control is ensured through split-system air conditioning, while flyscreens and ceiling fans throughout allow the country breezes to circulate.

A fenced cottage garden is the ideal space for children and pets to play safely, surrounded by cleared, useable pasture and a picturesque dam providing a haven for birdlife and native animals.

The 9 x 6m lined and air-conditioned shed has its own powder room and sits adjacent to two sizeable, covered shelters, allowing ample storage for boats,

Price	Offers Invited
Property Type	Residential
Land Area	4.50 ac
Floor Area	336 m2

Agent Details

Nigel Jackson - 0497 338 395
Sam Jackson - 0487 660 996

Office Details

Jackson Jones
0497 338 395

JACKSON JONES

caravans and large vehicles - or ideal gym and office space.

Inside the main home, the central living/dining room features a bay window and leads through to a kitchen with stone benchtops, Westinghouse wall oven, induction cooktop and walk-in pantry. It adjoins a good-sized laundry leading out to the fenced backyard. Three bedrooms all offer fitted robes and leafy country outlooks and are serviced by a modern bathroom.

The spacious contemporary self-contained studio comes with lovely covered entertaining space overlooking the surrounding landscape and encompasses an additional kitchenette, bathroom and dressing room.

12 Brookland Road offers peaceful hinterland acreage living just 15 minutes from Noosa's beaches and boutiques and 10 minutes from the schools, shops and amenities of Tewantin and Cooroy.

Whether you're looking for a rural small holding with space for llamas and ponies, or a just a country home surrounded by nature, this unpretentious property is a tranquil oasis close to the coast's best amenities.

Call Sam today on 0487 660 996 for an inspection.

WHAT WE LOVE
- Single-level cottage and separate studio on 4.5 peaceful, private acres
- Whisper-quiet cul-de-sac in sought-after Tinbeerwah
- 4 bedrooms, including studio with dressing room
- 2 contemporary bathrooms and shed powder room
- Central living/dining room with bay window
- Modern kitchen featuring stone benchtops, Westinghouse wall oven, induction cooktop and walk-in pantry.
- Fenced cottage garden with veggie beds
- Picturesque dam and cleared pasture a haven for birdlife and native animals
- 9 x 6m air-conditioned shed with powder room - ideal gym and office space
- 2 x high-roofed covered shelters allowing ample storage for boats, caravans, mowers and large vehicles.
- 16kW solar power system with battery storage - no power bills
- 65,000L tank water with UV and paper filtration to the house
- Split-system air conditioning, plus security flyscreens and ceiling fans throughout
- 15 minutes from Noosa, 10 from Cooroy and Eumundi, 8 from Tewantin

TINBEERWAH
Tinbeerwah is a semi-rural location on the edge of Doonan in the Noosa hinterland's 'golden triangle'. Characterised by premium homes on acreage

properties, it is located just 10 minutes from Noosa River and includes the beautiful Mount Tinbeerwah lookout, and the extensive trail network of Tewantin National Park. Home to a population of just over 1,000, Tinbeerwah is one of the hinterland's most prestigious property locations.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.