

Just Listed



12 Brookland Road, Tinbeerwah



PEACEFUL COUNTRY COTTAGE WITH STUDIO AND SHEDS

This charming single-level 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 immaculately presented home boasts a separate studio perfect for guest accommodation or home business premises.

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

Utility bills are non-existent, thanks to a 16kW solar power system with battery storage and 40,000L of filtered tank water. Temperature control is ensured through split-system air conditioning, while flyscreens and ceiling fans

🛏 4 🚿 2 🚿 8 📏 4.50ac

Price	New Listing
Property Type	Residential
Land Area	4.50 ac
Floor Area	336 m2

Agent Details

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Office Details

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throughout allow the country breezes to circulate.

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 Kate for an inspection on 0419 128 656.

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
- 40,000L of filtered tank water
- 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.

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