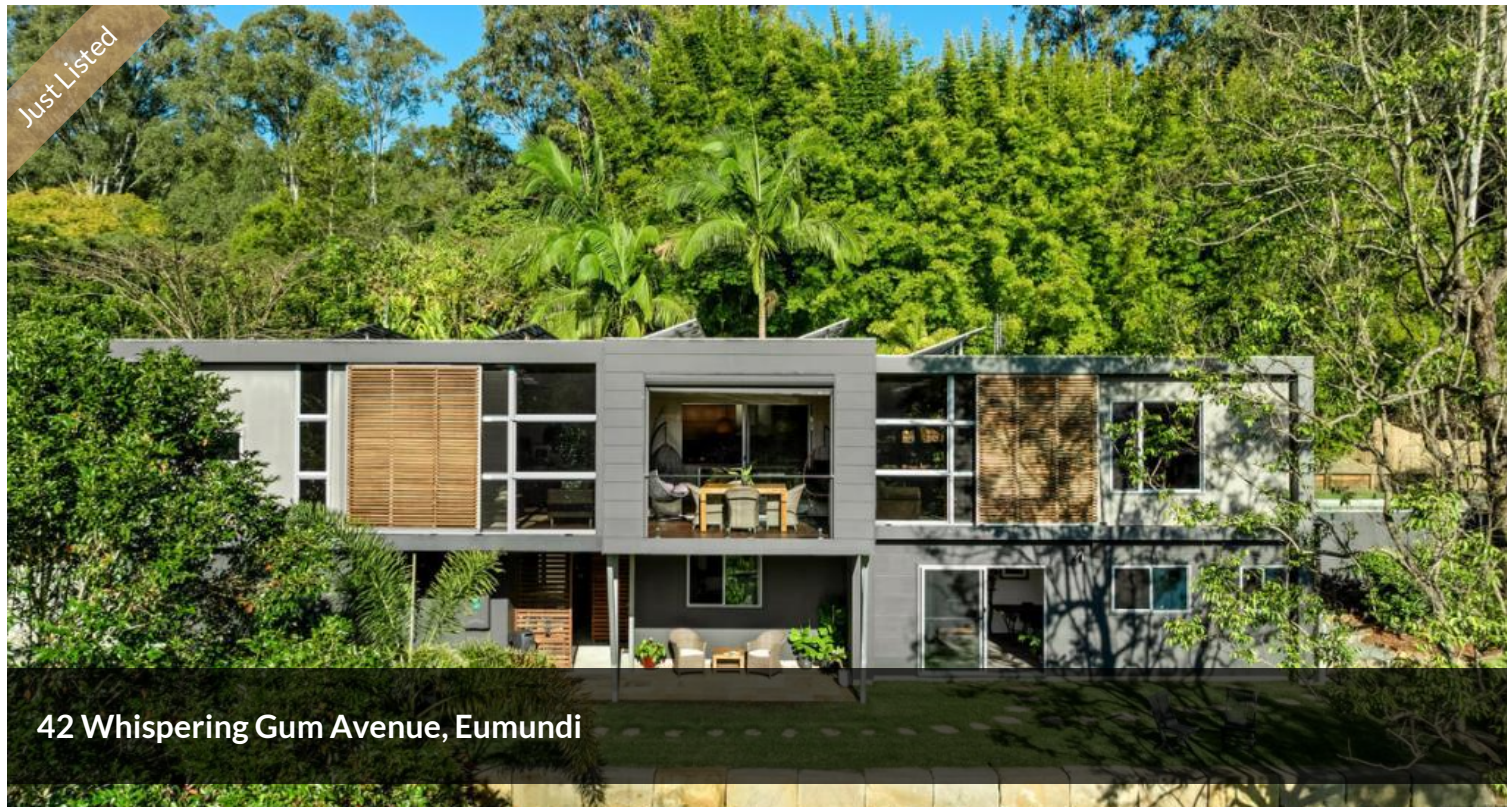


Just Listed



42 Whispering Gum Avenue, Eumundi



EUMUNDI ENTERTAINER WITH MOUNTAIN VIEWS, BEAUTIFUL POOL AND STUDIO

Soak up spectacular mountain views from the sheltered front deck of this elevated Saltair-designed home.

Located on tranquil Whispering Gum Avenue in Eumundi's sought-after Rafter country, this property has been designed and landscaped to make the most of its spectacular outlook.

Private covered decks on two sides encourage indoor-outdoor living, and the beautifully styled low-maintenance grounds, complete with raised veggie beds, fruit trees, winding paths and firepit circle, are a joy to explore.

Downstairs is an approved studio with bedroom, bathroom and living/kitchen area. Currently configured as a treatment suite, it offers the perfect dual living set-up, guest accommodation or work-from-home business premises.

This peaceful and private home boasts an 8 x 3m saltwater pool and sits among an acre of landscaped gardens encompassing terraced lawns, raised veggie beds and fruit trees including mango, banana, lime, lemonade, lemon, mandarin, avocado and macadamia.

5 3 2 1.10ac

Price	New Listing
Property Type	Residential
Land Area	1.10 ac
Floor Area	365 m2

Agent Details

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JACKSON JONES

Inside, the quality is immediately apparent. Polished blackbutt floors and high raked ceilings feature throughout the central living space - including the dining room, kitchen and two separate lounge areas. A lovely connecting covered deck offers expansive views of Mount Eerwah and Mount Cooroy.

The kitchen comes with a sizeable rear butler's pantry and features Caesarstone benchtops, mosaic splashback tiling, a sit-up island with double sink and a 990mm, five-burner gas stovetop and electric oven.

Leading out from the central living space is a huge covered back deck - the perfect place to enjoy a BBQ with friends before a dip in the adjoining pool. Or for those who enjoy solitude, there are numerous corners in the private and leafy backyard environs to curl up with a good book.

At one end of the home is a light-filled master bedroom offering more mountain vistas, serviced by a walk-in wardrobe and contemporary ensuite. At the other end are three more bedrooms, all with built-in wardrobes, and a similarly styled chic family bathroom.

Temperature control is assured through split-system reverse cycle air conditioning, with flyscreens and ceiling fans throughout allowing the breezes to circulate. Utility bills are negligible thanks to a 14.2kW solar system complete with 26kW battery storage, and 45,000L of triple-filtered tank water.

Wallabies, echidnas, rainbow lorikeets and king parrots are all regular visitors to 42 Whispering Gum Ave. This peaceful and private hinterland haven is just 5 minutes from central Eumundi and 20 minutes from Noosa - meaning the coast's best beaches and bushwalks, schools, restaurants and amenities are all on your doorstep.

WHAT WE LOVE

- Elevated modular home by renowned local builder in blue chip location
- Peaceful, private setting 5 minutes from Eumundi and 20 minutes from Noosa
- Stunning mountain views and spectacular sunsets
- 11 x 3m saltwater pool within an acre of beautifully landscaped private gardens
- Separate downstairs studio with bedroom, bathroom and living/kitchen area - the perfect dual living set-up, guest accommodation or business premises
- Covered entertaining decks on two sides
- Polished blackbutt timber flooring
- High raked ceilings
- Spacious central living space with two lounge areas
- Contemporary kitchen and butler's pantry

- 5 bedrooms, including master with mountain views, walk-in wardrobe and stylish ensuite
- 3 contemporary bathrooms
- Reverse cycle aircon, plus ceiling fans and flyscreens throughout
- 14.2kW solar panels and 26kW battery storage - potential to live off-grid
- 45,000L triple-filtered tank water
- Double remote garage
- Under-house secure workshop and storage
- Beautifully landscaped, easy-care gardens
- Raised veggie beds and multiple fruit trees
- Plans drafted by The Shed House for 90m2 separate cottage
- Quiet hinterland living close to the coast's best restaurants, beaches, schools and amenities

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 to 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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