

35 Sunrise Road, Eumundi







EUMUNDI HOME WITH LARGE SEPARATE STUDIO, POOL AND STUNNING MOUNTAIN VIEWS

6 3 6 6,012m2

Enjoy spectacular views across the Noosa hinterland from the brand-new pool deck of this beautifully presented Eumundi home.

Located on Sunrise Road just three minutes' drive from central Eumundi and 15 minutes from Noosa, the private 1.5-acre property boasts level lawns, orchard-covered slopes, extensive covered parking and views stretching all the way to Mooloolaba.

A new 90m2 four-bay shed is currently configured as studio or guest accommodation space, creating perfect dual living potential with separate driveway access.

Master-built by Ausmar Homes, the property features an impressive double height entrance atrium leading into a large central living area with wall-to-wall glass capturing the expansive hinterland vistas.

It flows out through sliding glass doors to a wide covered entertaining deck and down to a heated, infinity edge 7.5 x 3.5m saltwater pool - the perfect space to entertain or just sit back and soak up the spectacular scenery.

Price	Offers Invited
Property Type	Residential
Land Area	6,012 m2
Floor Area	394 m2

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JACKSON JONES

The contemporary-industrial design of this lovely home encompasses floating timber entry decks, honed matt-grey floor tiles and 2.7m ceilings feature throughout, creating a strong sense of light and flow.

There's ample room to accommodate extended family around your spacious dining table, while the living room includes a wood-burning stove for those rare chilly Sunny Coast nights.

The contemporary minimalist kitchen, complete with Bosch oven, Meile dishwasher, stainless appliances, double sinks and sit-up Caesarstone counter, is backed by a large butler's pantry.

A well-equipped laundry with external access provides even more storage within this thoughtfully configured home.

Three downstairs queen bedrooms, all with built-ins, are serviced by a stylish double-sink bathroom with Caesarstone countertops, plus a separate WC.

Heading up the stunning whalebone-style floating staircase, a spacious master suite provides more panoramic views and a walk-through wardrobe leading to a chic double-vanity ensuite.

Cooling is ensured through split system air conditioning, while flyscreens, louvres and ceiling fans allow the coastal breezes to flow. 50,000L of triple-filtered tank water, meanwhile, ensures you will never run dry.

Outside, there's three-car remote-activated garaging, plus a carport designed to accommodate trailers, boats or caravans, all accessed through a remote front security gate.

The level front garden features a lovely firepit deck and is fully fenced to provide safe runaround space for kids and pets, while the rear comprises an orchard of lemons, limes, bananas, mangos, lychees, nectarines, plums, oranges, blood oranges, mandarins, mulberries, kaffir limes and passionfruit.

35 Sunrise Road invites you to sit back and soak up the panoramic country vistas from the main house or separate guest annex, within a pristine, low-maintenance hinterland home close to the coast's best beaches, restaurants, schools and amenities.

WHAT WE LOVE:
- Prestigious Sunrise Road location close to Noosa and Eumundi
- Brand new infinity-edge heated pool overlooking the view

- New four-bay shed creating excellent guest accommodation/studio space
- Proximity to beautiful beaches, top schools, cafes, restaurants, shops and amenities
- Private 2 acres with expansive views all the way to Mooloolaba
- Immaculate 2017 master-built home
- Expansive entertaining decks offering beautiful hinterland outlook
- Triple garage secure parking, plus high-roofed carport
- Spacious central living/dining space
- Contemporary minimalist kitchen with butler's pantry, sit-up Caesarstone counter, European appliances
- 6 bedrooms across two structures, including generous upstairs master suite with walk-through wardrobe, amazing views and chic double-sink ensuite
- 3 modern bathrooms
- Split-system aircon, plus louvres, fans and flyscreens throughout
- Remote gated property and level gated front garden with sandstone retaining walls perfect for pets and kids to play safely
- Orchard with lemon, lime, banana, mango, lychee, nectarine, plum, orange, blood orange, mandarin, mulberry, kaffir lime and passionfruit trees

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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