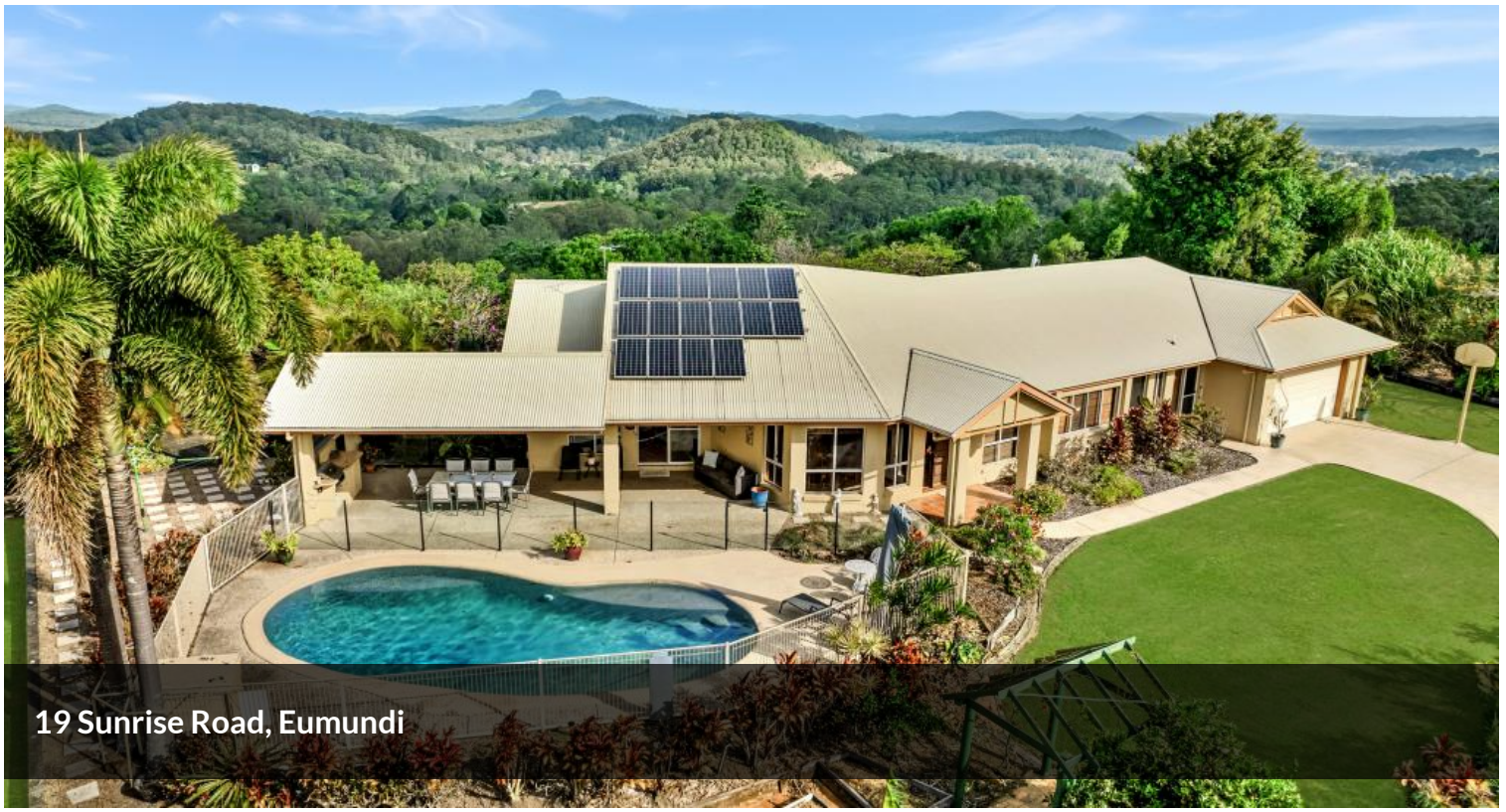








CHARMING HINTERLAND HOME WITH MAGNIFICENT MOUNTAIN VIEWS

4 2 8 1.33ac

This beautifully positioned single-level home captures magnificent views across the surrounding countryside to Mount Cooroy and Mount Ninderry, offering a peaceful hinterland lifestyle on 1.3 acres just minutes from Eumundi.

Encompassing four bedrooms, two bathrooms and a double remote-access garage, the home provides comfortable family accommodation with a practical single-level layout and excellent bones for those looking to add their own touch and value over time.

Built in 1998 and lovingly maintained by the current owner since 2002, the home offers a relaxed hinterland lifestyle, while providing plenty of scope for future updates and enhancements to make it truly your own.

At the heart of the home are light-filled living spaces designed to make the most of the beautiful outlook, with tiled floors providing a practical foundation for low-maintenance living. Utility costs are low thanks to a 5kW solar system and 50,000L of tank water.

Four bedrooms plus an office provide ample accommodation for family and

Price	Offers Over $1,800,000
Property Type	Residential
Land Area	1.33 ac
Floor Area	374 m2

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guests, complemented by two bathrooms and the convenience of ducted air conditioning throughout.

The kitchen and living areas are neat and have a practical layout, providing an opportunity for a new owner to modernise and personalise according to their own taste and style.

Outside, the property embraces the relaxed Eumundi acreage lifestyle, with a substantial 10 x 4.5m swimming pool, established gardens and level, usable grounds providing a haven for families and pets to play, relax and roam.

A large 7 x 14.5m shed provides plenty of space for caravans, boats, other large vehicles, a workshop and extra storage. The shed is complemented by additional hard standing for multiple vehicles across the property.

This is a property where the fundamentals are hard to fault: magnificent mountain views, usable acreage, a substantial pool, a large shed, four bedrooms, two bathrooms, an office and a practical single-level floorplan. With some vision and updating, there is considerable potential to transform this charming home into something truly special.

WHAT WE LOVE:
• Beautifully positioned single-level home on 1.3 acres
• Magnificent views to Mount Cooroy on one side and Mount Ninderry on the other
• Excellent bones with potential to update and add considerable value
• Practical single-level floorplan
• Predominantly flat main area of the block
• Established gardens with various citrus fruit-bearing trees
• 10m x 4.5m saltwater pool
• Large shed providing excellent storage and workspace
• Plenty of additional off-street parking
• 4 bedrooms
• 2 bathrooms
• 2 separate living areas plus office
• Double remote-access garage
• Ducted air conditioning
• 50,000L tank water capacity
• 5kW solar power system
• 3 minutes from the heart of Eumundi, 15 minutes from Noosa
• Close to the coast's best beaches, bush walks, schools, restaurants 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 many other top public and private schools.

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.