

31 Pacific View Drive, Tinbeerwah







PEACEFUL COUNTRY HOME IN BLUE-CHIP NOOSA HINTERLAND LOCATION

4 3 3 1.42ac

Soak up coastal breezes and beautiful country vistas from the expansive wraparound verandahs of this elevated Tinbeerwah home.

Set among 1.42 acres of established gardens in a sought-after pocket just 15 minutes from Noosa, this peaceful country residence combines contemporary finishes with the timeless appeal of high ceilings, hardwood floors and sliding timber doors.

Backing onto national parkland with easy access to the extensive Noosa Trail Network, the property is situated in a whisper-quiet cul-de-sac less than a 20-minute drive from the coast's best beaches, schools, restaurants and amenities.

The inside-outside flow is exceptional here. A spacious central living/dining area, boasting polished timber floors, 2.7m ceilings and wood-burning fire, leads out through sliding glass doors to a beautiful shaded entertaining deck - the perfect spot to survey your natural surrounds among the birdsong.

The light-filled kitchen offers country vistas on three sides and encompasses Caesarstone countertops, a sit-up bench, twin-drawer dishwasher, 900mm gas

Price	Under Contract
Property Type	Residential
Land Area	1.42 ac
Floor Area	489 m2

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JACKSON JONES

cooktop and wall oven, integrated microwave and ample prep and storage space.

The four bedrooms all access the surrounding decks through sliding doors and include a spacious master with modern ensuite. A contemporary family bathroom with bath completes the upstairs picture.

Downstairs is a combined bathroom/laundry, a lockable workshop and parking for three vehicles. There's scope here to create significant additional office space, a teen retreat, secure extra parking or guest accommodation within the footprint of this generous home.

Temperature is controlled through split-system air conditioning, while ceiling fans and flyscreens allow the breezes to circulate. Some 35,000L of tank water with in-house filtration ensures a constant supply, while a bore provides unlimited drinkable water and services the gardens. Fibre-to-the-premises internet allows for speedy downloads and excellent connectivity.

The gardens combine lush established planting, cleared lawns and native bush, with wallabies and native birds among the visiting wildlife. There's plenty of run-around space for children and pets to play, and room to add a significant pool and shed without compromising the beauty of your natural backyard.

31 Pacific View Drive offers an idyllic hinterland lifestyle. There's nothing to do here - but there's also the opportunity to add upgrades over time and significantly enhance the value of this lovely character home.

WHAT WE LOVE:
- Beautifully presented character home on 1.42 tranquil acres in sought-after Tinbeerwah
- High ceilings, hardwood floors and sliding timber doors throughout
- Expansive entertaining deck and wraparound verandahs
- Backing onto national parkland with easy access to the extensive Noosa Trail Network
- Peaceful cul-de-sac location less than a 20-minute drive from the coast's best beaches, schools, restaurants and amenities
- Open plan central living/dining area with polished timber floors, 2.7m ceilings, wood-burning fire
- Light-filled kitchen encompassing Caesarstone countertops, sit-up bench, twin-drawer dishwasher, 900mm gas cooktop, wall oven and integrated microwave
- 4 bedrooms with deck access, including a spacious master with modern ensuite
- 3 contemporary bathrooms and laundry
- Lockable workshop and under-house parking for three vehicles

- Scope to expand and develop under house
- Split-system reverse-cycle air conditioning, plus ceiling fans and flyscreens throughout
- 35,000L of tank water with in-house filtration and bore providing drinkable water
- Fibre-to-the-premises internet
- Lovely gardens a mix of established planting, cleared lawns and native bush
- Room to add a sizeable pool and shed
- 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 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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