







PRIVATE 32-ACRE HINTERLAND RETREAT JUST MINUTES FROM NOOSA

4 3 3 32.60ac

This exceptional rural smallholding offers the ultimate country lifestyle - just 20 minutes from Noosa Main Beach.

You can soak up the elevated valley views and sounds of the bush in absolute tranquillity from your shaded entertaining decks.

Or explore your private backyard acreage along cleared forest trails, discovering pockets of rainforest among the ancient woodland and a scenic dam which invites exploration by kayak.

The resident goats and visiting native animals are the only ones likely to disturb your serenity in this haven of absolute calm.

If you're looking for a hobby farm with the potential to live sustainably, there's an established fully fenced food-forest garden, numerous fruit trees, a large fenced goat paddock and a spring-fed bore.

And all just 9 minutes from Cooroy, 15 minutes from Noosaville's shops and amenities, and 20 minutes of beautiful beaches, top schools and numerous bars

Price	Offers Over $2,500,000
Property Type	Residential
Land Area	32.60 ac
Floor Area	399 m2

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and restaurants.

With Lake Macdonald and Tewantin National Park's extensive network of trails on your doorstep, this rural getaway invites you to escape the world - or dip back into it at any time.

THE HOUSE:

North facing and built to a passive solar design, the main house offers four generous bedrooms, plus a mezzanine office with separate access.

The three stylish bathrooms include two ensuites, plus an outdoor bath tucked away on its own sheltered deck.

The contemporary kitchen and dining area affords views across the expansive front lawn and encompasses a sit-up bench, lava stone countertops, wall oven, 900mm gas cook top, dishwasher and sage feature tiling. A large adjoining laundry/mudroom provides excellent additional storage.

There are three large, separate living areas here within an internal footprint which lends itself to multi-generational or dual living. They all offer peaceful country outlooks: one boasts a wood-burning fire and the others lead out through sliding doors to spacious external entertaining decks.

Temperature is controlled through split-system air conditioning, while flyscreens and ceiling fans throughout allow the country breezes to circulate. Utility costs are low thanks to a 6.6kW solar power system, a solar hot water set-up, 40,000L of filtered tank water and a bore supplying drinkable spring water.

THE LAND & INFRASTRUCTURE:

202 Gumboil Road is sheltered from high winds by the surrounding hills, and sits within its own elevated, national park-like environment.

It embraces an incredible array of animal and plant life. Two permanent creeks with waterfalls run through the property and the spring-fed dam is a haven for water birds. Wallabies and kangaroos are frequent visitors, and the property attracts an array of dragonflies, butterflies and birdlife.

Trails run throughout the acreage, creating scope for bike and motocross courses, or just the perfect environment for secluded bush walks.

Close to the house, cleared level lawns offer perfect runaround space for pets

and children, and a large fenced paddock with shelter is home to Cheesecake, Cha Cha, Peanut and Butter - four Nigerian dwarf goats potentially among the property's inclusions!

The orchard fruit and nut trees include: mango x 16, banana x 12, persimmon x 5, mandarin x 3, orange x 3, macadamia x 3, banya pine x 3, cherry x 2, pecan x 2, apple x 2, lime x 2, lemon, pomegranate, pomelo, fig, guava, dragon fruit, lychee, ice cream bean tree, lillypilly and Brazilian cherry.

The property's bore provides unlimited spring water for watering, and the fenced food forest includes a series of herb and veggie beds delivering a regular harvest.

Outbuildings include a 3.8 x 6m secured shed and mower/car shelter, plus a 3 x 3m garden shed. A double car port adjoins the main house.

WHAT WE LOVE:
- Quality 4-bed, 3-bath passive solar home on 32.6 peaceful acres close to Noosa
- Long private driveway access
- Multiple living spaces and potential for dual living
- Elevated country setting with beautiful bush views
- Two entertaining decks overlooking expansive level front lawn and surrounding landscape
- Extensive bush tracks perfect for walking and biking
- Established food forest garden and numerous orchard trees
- Bore providing unlimited spring water
- Fenced goat paddock with shelter
- Fenced food-forest garden
- Abundant wildlife
- Split-system air conditioning, plus flyscreens and ceiling fans throughout
- 6.6kW solar power system and solar hot water
- 40,000L filtered tank water
- Within 20 mins of the coast's best beaches, schools, shops and restaurants, with Lake Macdonald and national park trails on the doorstep

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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