

Just listed



9 Crescent Road, Eumundi



CLASSIC EUMUNDI COTTAGE ON RARE TOWN CENTRE ACREAGE

This beautifully renovated character cottage offers the peace and privacy of an acreage home - just a short walk from the vibrant heart of Eumundi.

Coffee shops, restaurants, micro-breweries and the town's highly regarded public school are all within an easy walk.

Yet entering through the front gate of this original Queenslander feels like walking into a tranquil haven, with the plunge pool and expansive rear deck inviting you to relax among the established tropical gardens and soak up the surrounding native forest.

High ceilings, VJ panelling, sash windows and hardwood timber floors combine with contemporary bathroom and kitchen finishes to create a lovely blend of old and new here.

At its heart is a light-filled central living and dining space with wood-burning fire, leading out to a huge rear verandah perfect for entertaining overlooking the surrounding landscape.

4 2 3 3,799m²

Price	New Listing
Property Type	Residential
Land Area	3,799 m ²
Floor Area	306 m ²

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The contemporary kitchen features custom black cabinetry, timber benchtops, a sit-up counter, decorative tiling, and 900mm Westinghouse electric stove with 5-burner gas cooktop.

Four good-sized bedrooms include a spacious master with chic ensuite and access to the deck through French doors. The family bathroom boasts a standalone tub and double-sink timber vanity.

Cooling is assured through split-system reverse-cycle air conditioning, while ceiling fans and flyscreens allow the country breezes to circulate. The property is on town water and sewerage, while a 1,000L greywater tank allows for garden watering. Utility costs are low thanks to a 5kW solar system.

Below the house is a laundry, double carport parking and plenty of storage, while a separate carport and shed provide excellent workshop space.

Outside, the plunge pool and surrounding deck create an inviting summer hang-out, while pathways meander through the established tropical gardens and down to a huge, forested backyard - an idyllic place for children and pets to play.

A chicken enclosure, level lawn and jungle gym all feature, while mango, mandarin, banana, macadamia, guava and avocado trees deliver a regular harvest.

With Eumundi's famous markets are on your doorstep, and easy access to a range of sports facilities, health providers, shops and amenities, 9 Crescent Road combines country living with the ease of town centre convenience - just 20 minutes from Noosa.

WHAT WE LOVE:

- Renovated Queenslander with original features including high ceilings, VJ panelling, sash windows and hardwood timber floors
- A short walk to Eumundi's restaurants, shops, school, markets and amenities, including the train station with mainline service to Brisbane
- 20 mins from the coast's best beaches, and several public and private high schools
- Expansive covered rear entertaining verandah and separate sit-up sunset bar
- Spacious central living/dining with wood-burning stove
- Contemporary kitchen with timber benchtops, sit-up counter, custom black cabinetry, patterned tiling, and 900mm Westinghouse electric stove with 5-burner gas cooktop
- 4 good-sized bedrooms offering leafy outlooks, including spacious master with ensuite and rear deck access
- 2 modern bathrooms, including family bathroom with standalone bath and

double sinks

- Temperature control through split-system, reverse-cycle air conditioning, plus flyscreens and ceiling fans
- 5kW solar power
- Town water and sewerage, and 1,000L greywater tank
- Shed workshop, plus covered parking for 3 vehicles and additional hard standing
- Under-house laundry and ample storage
- Established gardens with chicken coop and run, level lawn, jungle gym area and trails through woodland at rear
- Fruit trees include mango, mandarin, banana, macadamia, guava, avocado

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 from 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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