



## FOR SALE

**UNDER CONTRACT IN JUST 3 DAYS! TIMELESS, ELEGANT AND SOPHISTICATED – THIS PREMIER HOMESTEAD IS A ONCE IN A GENERATION OPPORTUNITY.**

McMillan & Co Sunshine Coast Present

240 Cooloolabin Rd, Cooloolabin

Set on 23 picturesque acres with direct access to the riding trails of the Mapleton State Forest this outstanding property offers a rural lifestyle, supreme privacy and grandeur just 3km from the vibrant café's, restaurants and shopping of Yandina.

Upon entry through the large gates you follow the meandering drive past the fully fenced Riding Arena (70x30) and Round Yard. From here you are led past lush green paddocks with extensive views to Mt Ninderry to arrive at the Due North facing Homestead.

Double Leadlight doors welcome you to this stately home with a light filled grand entrance. Entertain friends and family with style and ease with a modern gas kitchen with butler's pantry, relaxed lounge wrapped around the central fireplace, a private wine cellar and billiard room with wet bar. All of this overlooking the covered entertaining deck and sunlit pool for warm summer afternoons.

The elegant style continues on the second level. A sophisticated parents retreat is a sight to behold offering views over the property to the north, a walk-in closet fit for the most fashionable of owner and a large modern ensuite. A further two oversized bedrooms and exquisite main bathroom featuring freestanding bath are found on this level.

Those looking for a secondary income need not look further with the garage being designed to either cater for an Air BnB with kitchenette and Full Bathroom or alternatively it can be used as a yoga retreat or simply a two-car garage. The choices are endless!

Just down the drive is a modern 4 bay shed and a carport perfect for storing machinery and vehicles. There is more than enough room to store cars, cars or horse floats here.

**4 BED | 3 BATH | 4 CAR**

**PRICE:**  
\$1,150,000

**OPEN FOR INSPECTION:**  
N/A



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**Ground Floor**



**First Floor**



**Granny Flat**

Floor plan is for illustrative purposes only, subject to variations and not to exact scale.  
Areas are approximate only and are subject to change.  
Buyers should make their own enquiries and consult the identification plan in the disclosure documents for further details. FloorPlan drawn by **iPhotorealestate**.



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.