



## FOR SALE

### 2 DWELLINGS WITH INCOME POTENTIAL IN COOROIBAH

This new home plus a self-contained second dwelling, backs onto native bushland, with visiting kangaroos each morning and evening to feast on the lush green grass surrounding the house. This home is only minutes to Tewantin township, and so close to Lake Cooroibah where you can enjoy canoeing, or take the dog for a frolic in the warm waters of the lake. It's like you are worlds away from everything, yet so close to all amenities. Set on a 3.5 acres, at the end of a quiet road in Cooroibah, you can enjoy the laid-back life style in pure serenity.

This well designed, home flows perfectly from inside to the extensive entertaining deck outside, running the full length of the house. With a view over the large dam to the trees beyond, this is a lovely place to enjoy time with friends and family. With soaring high ceilings inside, coupled together with the spacious living areas and bedrooms throughout, this combination gives a wonderful feeling of spaciousness.

The centrally located kitchen features Bosch cooking appliances including dishwasher, with a sleek stone benchtop and splashback tiles. This is an entertainer's delight, with storage aplenty. The study nook is well located near the kitchen with easy access to the deck at the rear of the house, to enjoy the sunshine on those cool winter mornings, while taking in the tranquil backdrop.

The large, light and airy master bedroom is a perfect parent's retreat that has direct access onto its own private deck. This is a cosy sitting area to relax, put your feet up and take advantage of the cooling breezes from Lake Cooroibah on a lovely summer afternoon. No parents retreat would be complete without a large walk-in-robe and ensuite with designer tiles for the finishing touch of luxury. The additional bedroom with high ceilings has its own large bathroom.

A standout feature of this property is the Second Dwelling which is a fully self-contained, one bedroom apartment, with high ceilings, polished concrete floors inside as well as on the private outdoor patio. As an added bonus, this apartment is wheelchair friendly - perfect for the elderly parent. There is direct access from the double carport into the apartment, or if used as a professional home office, there is easy direct access from the circular drive at the front of property. A great space for guests, grown up kids that won't leave home, Granny or for some extra income - through AirBnB or renting out on a semi-permanent basis.

3 BED | 3 BATH | 2 CAR

#### PRICE:

Offers over \$799,000

#### OPEN FOR INSPECTION:

N/A

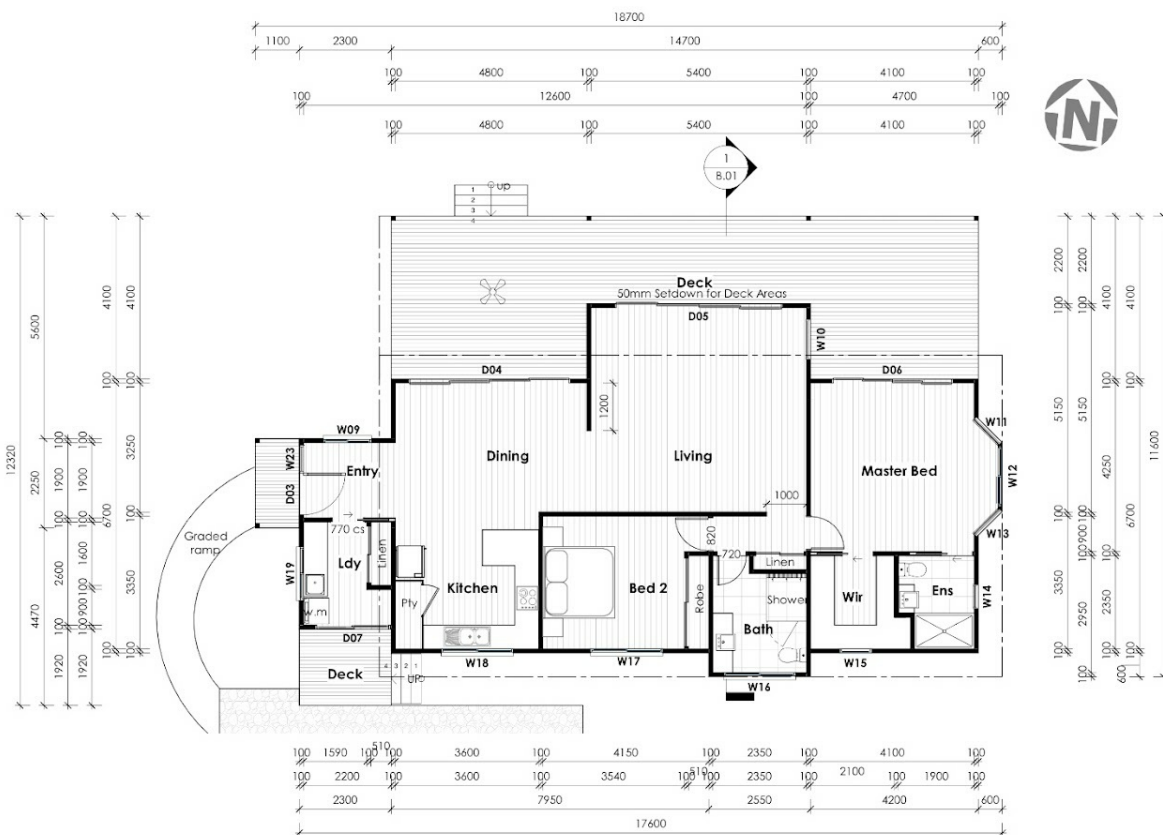


**Karen Hardcastle**

**0416143952**

karenh@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



Gross Building Area		
Name	Area (m <sup>2</sup> )	Squares (SQ)
MAIN DWELLING	125.0 m <sup>2</sup>	13.6
WORKSHOP	52.1 m <sup>2</sup>	5.6
ALFRESCO DECK	49.6 m <sup>2</sup>	5.3
CARPORT	47.8 m <sup>2</sup>	5.1
LAUNDRY DECK	4.4 m <sup>2</sup>	0.5
ENTRY DECK	2.5 m <sup>2</sup>	0.3
Grand total	282.5 m <sup>2</sup>	30.4

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.