



## FOR SALE

### UNDER CONTRACT. IMAGINE CHRISTMAS HERE - YOUR FAMILY RESORT HAVEN!!!

Enjoy the best of both worlds, acreage living only a short drive from beaches & shopping. Immerse yourself in the community with Cafes, Yoga Studios, and a fantastic Supermarket so close you can get everything you need just 2 minutes from home.

Or if you want to enjoy the Sunshine Coast lifestyle & are wondering how you can make the move while still commuting into Brisbane for work, this home is situated close to the Steve Irwin Way or you can take advantage of the train with the local station situated minutes away.

This modern Queenslander has been designed to a premium - high ceilings, V-joint panelling through-out, feature cornices, ducted air conditioning, media/ games room with bar. Generous sized bedrooms & bathrooms.

With more time being spent at home, why not feel like you are on holidays every day. Your hardest decision will be where you would prefer to spend the afternoons, in the lagoon style pool relaxing in the waterfall & jets, watching the children slide down the slippery dip. Or watching movies on the cinema by the dam, having fun in the paddle boat.

A haven for families, with a built in playground for the young & old to enjoy, with custom built equipment & flying fox.

The floorplan is cleverly designed with 4 bedrooms plus study upstairs & a fully self-contained studio situated on the ground level with separate access. This approved purpose-built apartment is complete with kitchen, bathroom, separate toilet & air conditioning. Use it as an additional income stream or for accommodating the extended family & friends that will be knocking on your door.

Trade in the car & ride to school, the Mooloolah State School has been educating children for 125 years, with just over 200 students this small school has a great reputation in the community.

The long list of features Include

6 BED | 3 BATH | 5 CAR

PRICE:  
\$1,250,000

OPEN FOR INSPECTION:  
N/A



**Julian McMillan**  
**0406700079**  
julian@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



MAIN LEVEL PLAN

LOWER LEVEL PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

26 Bilby Place Mooloolah Valley Qld 4553

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.