



# FOR SALE

## THE ONE THAT HAS IT ALL

Located at the end of a very quiet cul de sac in one of Ninderry's premier positions, where breathtaking views abound is this light, bright and airy contemporary home. Privacy and tranquility are all on offer in this very tightly held part of the Sunshine Coast where kangaroos still lounge on the grass and native birdlife thrives. Here you can live your acreage dream whilst remaining just a short drive to all the best the Coast and Hinterland has to offer. This high quality home offers everything you could ask for in executive acreage living and is presented in immaculate condition with high end fixtures and a modern European feel throughout.

Laid out with modern family living in mind the Master Suite with its incredibly spacious en-suite is to one wing whilst the 3 remaining very large bedrooms are in the opposite wing ensuring everyone can get some personal space.

The large open plan living area flows beautifully onto a Spacious North Facing terrace perfect for family entertaining and enjoying the sunsets over the hinterland.

For those who wish to work from home, there is a great NBN service, a dedicated home office and a Media room which is currently being used as an additional office space located just inside the front door so perfect for client meetings or as a professional space.

Car accommodation is ample with a DLUG with internal access to the house and an additional 2 Bay Shed to cater to those with some toys or requiring a workshop.

To the back of the shed is a large, fully decorated, Air Conditioned studio space perfect as a teenagers retreat, rumpus room or guest overflow.

Ninderry is less than 20 minutes from Coolumb Beach, only 25 minutes to Noosa and Maroochydore and only 5 minutes from Yandina Village with its fabulous cafe culture, famous farmers markets and boutique shopping.

Connecting to Brisbane city and the Airport is easy with access back to the Bruce Highway just a 5 minute drive away.

Schools and Sports Clubs are plentiful with two excellent State Primary Schools within 5 minutes of the house and easy bus links to the local state high schools and the Coast's best private schools.

My clients have happily raised their family here but have now decided it's time to pass this beautiful home onto another lucky family.

Inspections are by appointment only, please call me for further information.

### FEATURES:

Timber Floors throughout  
Ducted Air Conditioning

5 BED | 3 BATH | 4 CAR

### PRICE:

Offers over \$995,000 Considered

### OPEN FOR INSPECTION:

N/A



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