



## FOR SALE

### OFFERS OVER 949,000

Simply the best of a Sea / Tree Change!

The old phrase; Location Location Location, cannot be more true when it comes to this one. Located on the crest of Noosa's hinterland - nestled between Noosa, Eumundi & Cooroy on the ever popular Sunrise Road and neighbouring Tewantin National Park.

If walking or mountain biking is your thing you will love the direct access to the increasing and very popular trail network.

The 2.6 acres is fully fenced and usable. With just the right amount of tree coverage & cleared land to enjoy sun and space with no neighbours in clear sight.

The neat & tidy home itself oozes the simple life and low cost living. Relax on any of the 3 decks year round while capturing cooling sea breezes.

The owners are committed to quick a sale. A Building & Pest Inspection Report, Sales Contract and a list of Recent Sales in the area is available upon your request.

#### DEADLINE SALE

Deadline closes Friday the 5th of February at 4:00pm

THE VENDOR RESERVES THE RIGHT TO ACCEPT AN OFFER AND SELL PRIOR TO THE DEADLINE DATE

#### What is a sale Deadline Sale

A Deadline Sale is similar to the tender process. The property is offered for sale with no fixed price. Prospective purchasers are required to submit their offers by the Deadline, however unlike the tender process, the vendor reserves the right to accept an offer and sell prior to the deadline.

#### PROPERTY FEATURES

Solar  
Domestic Rain Water  
Irrigation Dam

3 BED | 1 BATH | 3 CAR

#### PRICE:

Offers over \$949,000

#### OPEN FOR INSPECTION:

N/A

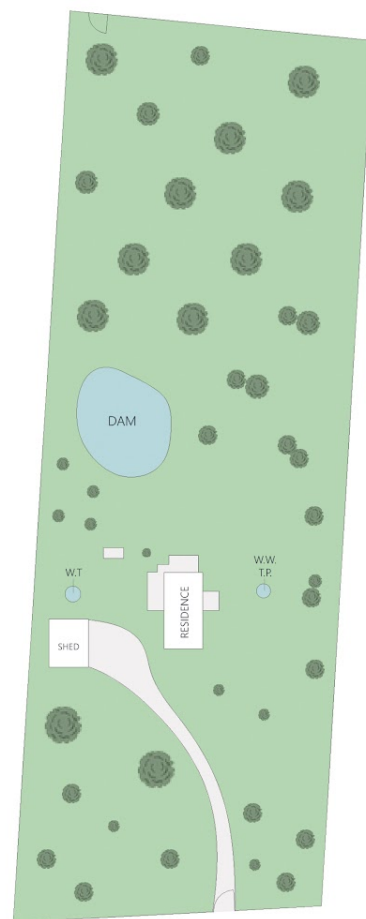
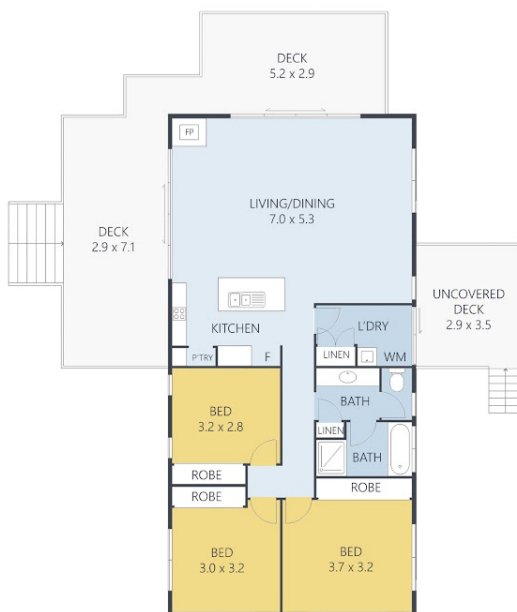
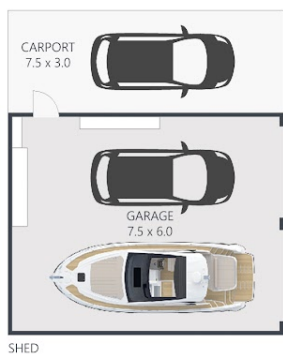


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## 656 Sunrise Road, TINBEERWAH

LIVING: 103m<sup>2</sup> DECK: 48m<sup>2</sup> SHED: 67m<sup>2</sup> TOTAL: 218m<sup>2</sup> LAND AREA: 2.6 Acres (Approx)

3 1 3



ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor plan by: [www.realestatefloorplans.com.au](http://www.realestatefloorplans.com.au)

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.