

## FOR SALE

### GREAT OPPORTUNITY FOR SMALL ACREAGE IN BEAUTIFUL POMONA.

Great Opportunity for Small Acreage in Beautiful Pomona.

Standing high on 1.3acres (5487m2) of established gardens, bushland and creek, this charming circa 1990 high-set Queenslander-style cottage features dormer windows, hardwood floors, 3 large bedrooms, period-style bathroom, living /dining, kitchen and verandahs front, back and sides.

Set back on a sealed, no-through road, the residence oozes a lovely charm. The gabled roof with finials, bay windows with awnings, french doors leading to a nice sized entrance foyer, large rooms, high ceilings, filagree inserts above panelled doors and solid timber floors throughout gives this home a real feeling of Queensland country living.

As you step outside, you are surrounded by beautiful native bushland. Birdlife and fauna abound.

Peaceful and private with plenty of room for a pool, gazebo, outdoor entertainment and/or granny flat (STCA), the flood-free block slopes gently towards the rear with a small creek at the end of the garden.

With Pomona house prices moving above \$1M this property is just waiting for the astute buyer to add some TLC and their personal touch.

For many, the township of Pomona has become an increasingly desirable lifestyle location with its laid back pace, schools, cafes, distillery, small local businesses, friendly locals, Saturday markets and its close proximity to all that the beautiful Noosa Hinterland has to offer.

Features include:

- 3 Large bedrooms
- Bathroom with clawfoot bath and shower recess
- Open plan kitchen/dining/lounge
- High ceilings
- Reverse cycle air-conditioners in all bedrooms and living areas
- Wrap around verandahs

3 BED | 1 BATH | 1 CAR

PRICE:

Offers over \$769,000

OPEN FOR INSPECTION:

N/A

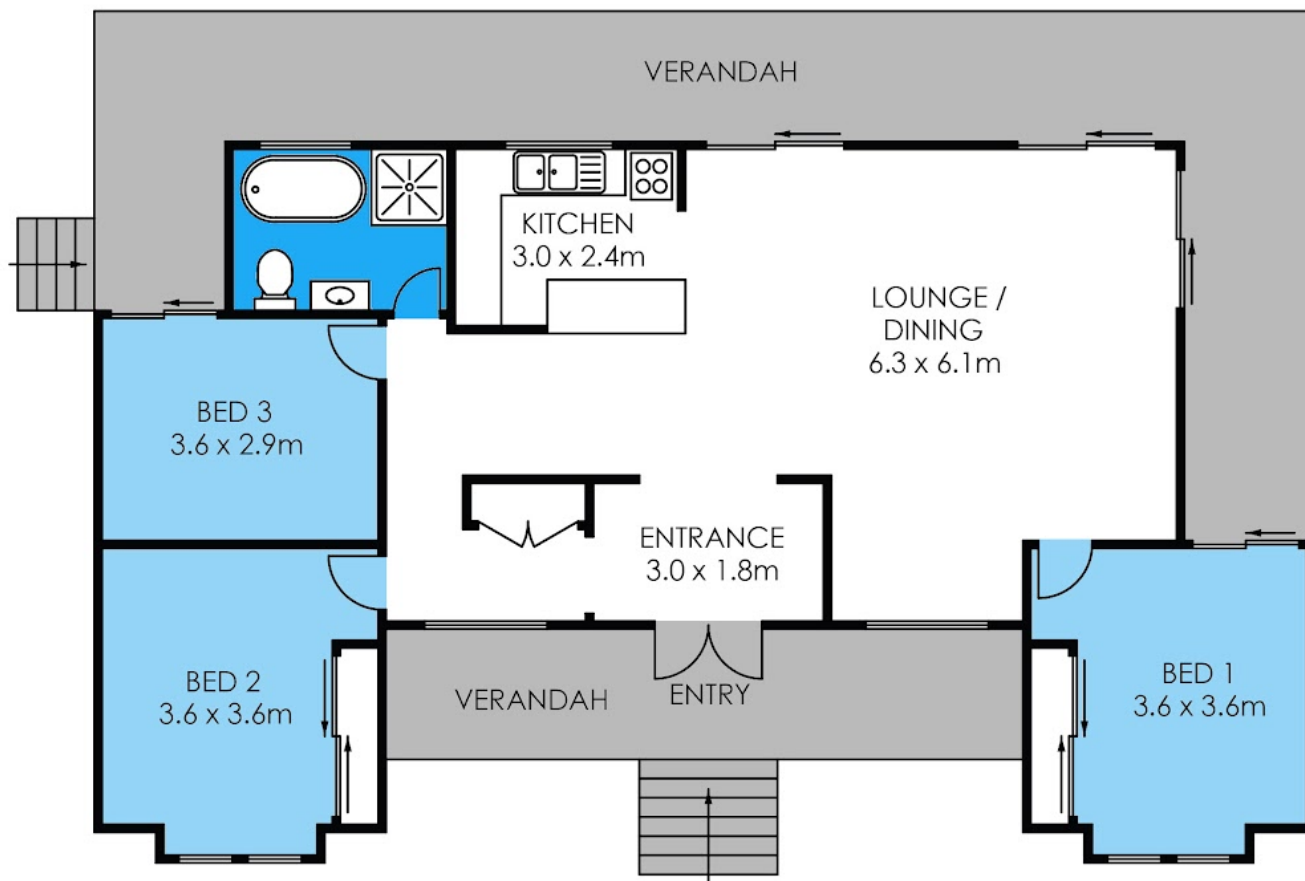
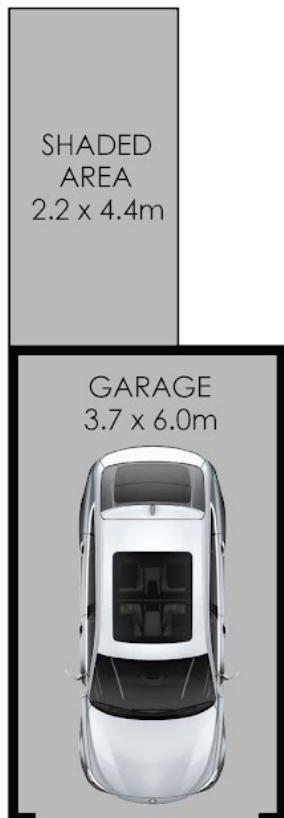


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

ARTIST 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 this statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. [www.fratterphoto.com](http://www.fratterphoto.com)

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INTERNAL : 105m<sup>2</sup>  
EXTERNAL : 84m<sup>2</sup>  
TOTAL : 189m<sup>2</sup>

