



SOLD

PEACE AND PRIVACY IN A PREMIER POSITION.

Located on one of the Sunshine coasts Premier Streets, in the foothills of the majestic Mt Ninderry just a stones throw from Coolum beach this beautifully built , Architecturally designed home offers a sanctuary for those seeking an acreage retreat without the high maintenance . Originally built as a holiday home for the overseas based owners this property offers peace, privacy, character and stunning views to the surrounding native bushland , the Maroochy River and hinterland beyond. This property is equally suitable as a full time family home or a lock up and leave, lifestyle property in an area where many work from home to make the most of the incredible location.

Your family and friends will certainly be impressed upon approaching the front door just below street level via the most fabulous tropical gardens cleverly planted for maximum effect and minimal maintenance.

Featuring beautiful hard wood floors through out, high ceilings and a spacious open plan living area flowing out to the entertaining deck this is tropical living at it's best.

Built for easy entertaining the large stone top kitchen island is certainly the hub of the home designed so you can chat and enjoy your guests while preparing a meal then flow seamlessly out onto the deck to take in the glorious hinterland sunsets.

The very spacious master suite offers doors to the deck, views to the tree tops, a breezy walk through robe and very generous en-suite with double vanity.

Situated at the opposite end of the home are two further bedrooms (one currently used as an office) and a very large family bathroom. Both bedrooms feature the same gleaming timber floors , new ceiling fans and views to the hinterland.

Car accommodation and off street parking are via a concrete driveway taking you to the lower level of the home with room a plenty for two cars, and a trailer plus a workshop and some toys.

With so much available space under the home there is potential to value add or extend the home for further living area or accommodation (STCA) . Also on the lower level are two secure lock up storage cupboards and an internal staircase connecting the two levels of the home.

You will be endlessly entertained by the native wildlife including wallabies, kangaroos, kookaburras and a very cheeky magpie all enjoying the 2.8 acres of land without the usual high maintenance of acreage due to the natural bushland being retained on the majority of the block. There are no steps to enter the home on street level and the drive way is concreted for easy access. The land featuring an abundance of eucalyptus and an abundance of other native bush and trees descends down the hill in front of the home with some walking tracks in place and rocky out crops making for a dramatic feature.

This home offers exceptional value in todays market, surrounded by incredibly high quality

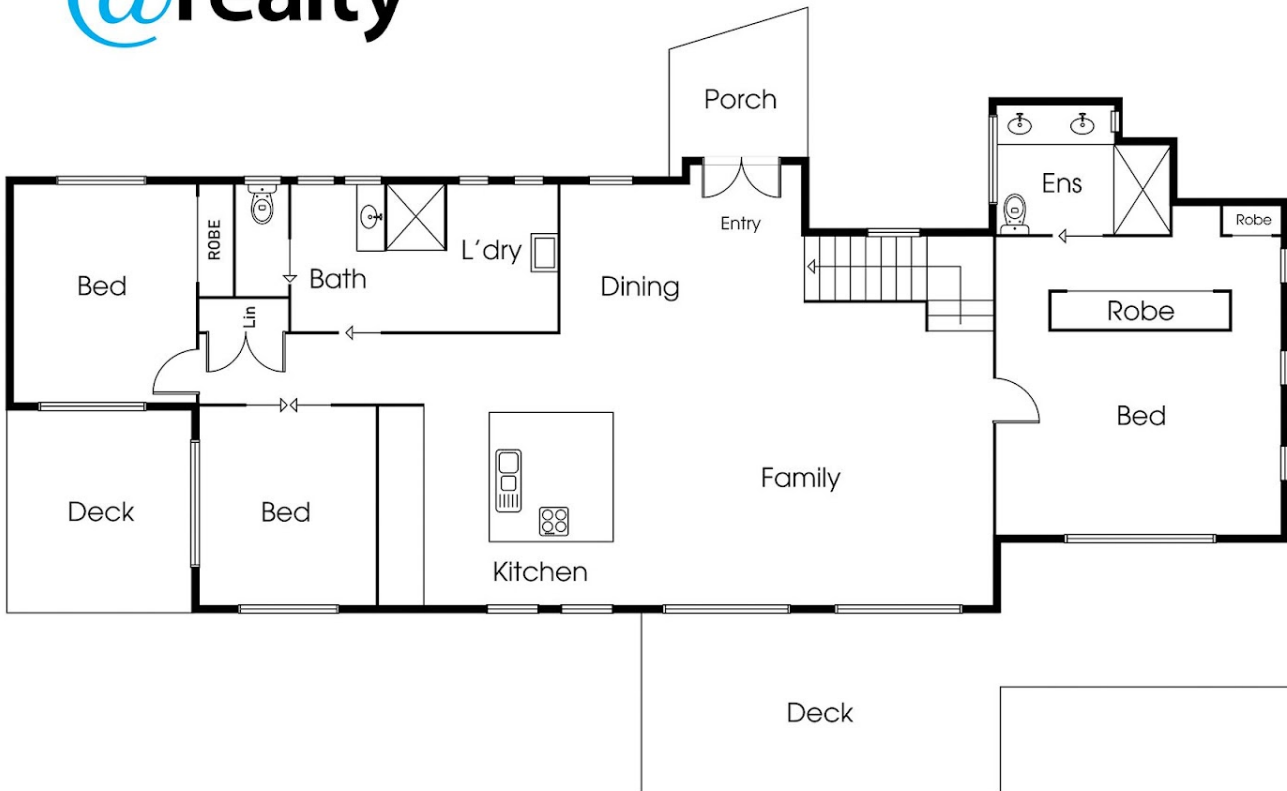
3 BED | 2 BATH | 2 CAR

PRICE:
\$1,127,000

OPEN FOR INSPECTION:
N/A



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

196 Ocean Vista Drive, Maroochy River



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.