



# FOR SALE

## LIVE THE DREAM IN THIS POOLSIDE FAMILY ENTERTAINER

4 BED | 2 BATH | 2 CAR

6 Luttons Court, Cooroy, QLD, 4563

Stylish, expansive and full of natural light, this quality-built residence is a real game-changer in contemporary family living with size, privacy and plenty of outdoor areas to match. It has been cleverly designed for a spacious and versatile lifestyle with a super-functional dual-level floorplan, peaceful lush surrounds and a generous backyard that's ideal for kids, entertaining or simply taking in the best of the Sunshine Coast lifestyle.

The home has been well-designed to fully appreciate the natural breezes, sunlight and leafy green surroundings, while its interior layout caters to a modern lifestyle and features a good separation of living areas. There are four bedrooms on the upper level including a king-sized master bedroom with ensuite and walk-in robe plus a separate family room. The lower level offers a variety of separate spaces including a spacious study, media room, large open plan family room and a deluxe island kitchen with premium fittings and butler's pantry.

The effortless indoor/outdoor cohesion makes for a great entertainer's haven complete with a large covered deck overlooking an inground swimming pool with low maintenance gardens. The property also includes a large lock-up shed in the side garden, double garage with internal access, ceiling fans and ducted air-conditioning throughout.

This superb residence will have enormous appeal for today's busy households who are looking for a leafy sanctuary that sits in the Noosa hinterland, just 20 minutes to world-class beaches, beachside cafés and restaurants. It's also less than five minutes to shops, schools and the train station in Cooroy.

### PRICE:

Motivated sellers \$1,300,000 plus

### OPEN FOR INSPECTION:

N/A



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**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 any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. [www.fratierphoto.com](http://www.fratierphoto.com)

## 6 Luttons Court, COOROY

INTERNAL : 289m<sup>2</sup>  
EXTERNAL : 98m<sup>2</sup>  
TOTAL : 387m<sup>2</sup>

