

FOR SALE

4 X HUGE SHEDS, ROOM FOR EVERYTHING...

3 BED | 1 BATH | 6 CAR

8 Edward Street, Cooran, QLD, 4569

Just listed FOR SALE for the first time in 38 years...

Cooran has a warm and vibrant community supporting local artisans, makers and growers from around the area.

The township of Cooran is a cosy little country community nestled at the base of Cooran Mountain in the Noosa Hinterland.

 $8 \; \text{Edward Street in Cooran is a large site}, 2785\text{m2 with 2 separate Titles}, \\ \text{Lot 1 - 1916\text{m2 \& Lot 8 - 868\text{m2}}.}$

2 street access, so much potential, a comfortable home with large breezy verandah and plenty of storage space under the home plus 2 toilets sits on its own title, Lot 8 - 868m2.

Not one, but 4 x Huge Sheds all powered and concrete floors, Vehicle Hoist will make servicing the car a breeze, Truck inspection pit plus several aviaries even a pond complete with goldfish.

Several large established Fruit trees include Lychee, Plums plus Citrus, Mango and Avocado's.

Town water & Septic.

The Cooran train station is nearby, Cooran is serviced by two daily City train network services in each direction, easy access to Brisbane, next door to 8 Edward Street are terrific Cafes and a lovely Craft shop, 5 minutes drive to Pomona and easy access to the highway and only 39 minutes to Noosa's main beach.

Potential plus, Please contact Vanessa Brunton 0467 448 850 to arrange your private inspection today or email Vanessa@VBRealEstate.com.au to request to receive the Form 2 disclosure statement noting the 2 separate Titles for

8 Edward Street, Cooran, QLD, 4569.

Inviting Offers

OPEN FOR INSPECTION:

N/A



Vanessa Brunton 0467 448 850 vanessa@vbrealestate.com.au



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HOUSE SIZE: 253m2 LAND SIZE: 2,785m2

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.



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.

