44 LIVISTONIA DRIVE, POONA, QLD, 4650









FOR SALE

PRIVATE COASTAL HIDEAWAY BACKING ONTO NATURE RESERVE

Imagine waking up to birdsong, stepping out onto your deck with a coffee and looking straight out over a peaceful reserve. That's everyday life at 44 Livistonia Drive, Poona. This three bedroom, two bathroom home sits on an easy care 1,200 m2 block, yet with the reserve right beside you it feels more like acreage. Inside, high ceilings, Blackbutt timber floors and plenty of natural light give the whole home a warm, relaxed feel. The main bedroom has its own private wing, linked by a breezeway, so you get real separation from the rest of the house, perfect for couples, guests or visiting family. Outside, there's a huge powered shed, a dedicated caravan bay and a double carport, so the boat, the van and all the toys finally have a proper home.

* Main bedroom in its own private wing, linked by a breezeway, with ensuite and walk in robe
* Two more bedrooms, well away from the main retreat
* Open plan kitchen and living with high ceilings and plenty of natural light
* Kitchen with stone benchtops, five burner gas cooktop, electric oven and loads of storage
* Large outdoor decks overlooking the reserve
* Ceiling fans and split system air conditioning
* Powered 9m x 9m Colorbond shed with workshop space
* Two bays have roller doors one with approx 2,600mm and the other 3,250mm clearance
* Dedicated caravan bay with approx 3,150mm clearance and it's own double gate
* Double carport with approx 2,800mm clearance
* 3.5kW solar system to help keep the power bills down
* Four water tanks: 2x 5,000 gallon, 1x 2,000 gallon and 1x 1,000 gallon
* The most amazing established fruit trees on micro irrigation set up
* Minutes to the Poona waterfront, boat ramp and fishing

Poona is a quiet coastal village where life slows down, the fishing is close and the neighbours still wave. From here you're only minutes from the boat ramp and the waterfront, so a morning on the water or an afternoon throwing a line in is easy. Whether you're after a forever home, a peaceful place to retire or a Fraser Coast getaway, this property gives you privacy, room for all your gear, solar and plenty of water on hand, and a beautiful natural outlook you'll never get tired of. Homes backing onto reserve with this much shed space is a real bonus, so book your inspection today.

3 BED | 2 BATH | 5 CAR

PRICE:
$888,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

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TOTAL APPROX. FLOOR AREA 134 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should 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.

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