



### Acreage Retreat 5 Mins to Tewantin

- \* Large 12 x 9 Shed with 3 Phase Power and Drive-through Access
- \* Inground Swimming Pool Surrounded by Established Tropical Gardens
- \* Situated in Quiet Cul-de-sac, 7 Minutes from Tewantin
- \* Potential Rental Income would be approximately \$700pw

Rob and Racheal of Robert James Realty present to the market this meticulously maintained home. This wonderful property situated on a large 5525 Sqm block feels like home from the moment you walk through the double Cedar doors. Filled with light and surrounded by wonderful landscaped gardens with the sparkling in ground saltwater swimming pool being the feature.

Upon entry, double timber front doors guide you to a tiled entry foyer and onto the formal living room. Conveniently positioned at the front left is the fourth bedroom. A layout that is ideal for the savvy owner who needs to run a business from home and requires a study/home office.

To the right, the master suite is of a substantial size with charming French double cedar doors

### Under Offer by Rob and Racheal of RJR!

Address : 6, Bloodwood Place, QLD, COOROIBAH, 4565

Area : 5525 per sqm

Bedrooms : 4

Bathrooms : 2

Car Space : 4

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Type : House

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s opening onto the undercover verandah area. Complete with ensuite, walk-in robe, fan and air conditioning. On the opposite side of the home are a further 2 bedrooms. Providing good separation from the master and suitably placed beside the main bathroom which has a separate toilet and external vanity.

The formal living room is in the centre of the home and is generous in proportion. A comfortable place where the family can come together. Finished with plush carpet, roller blinds, a fan and external access to the patio.

The kitchen is delightful and with gas cook top and modern appliances, you will love spending time in this part of the house. Loads of storage and bench space. Stainless steel oven, dishwasher and gas cooktop. Open plan in design to the air conditioned family room that adjoins the which is inviting and also provides lovely views & access out onto your garden, the pool and the bush backdrop in the distance.

Outside the covered entertainment area has views to the stunning gardens and lawn areas while the in-ground pool takes centre stage. In addition there is a 12 x 9 shed, perfect for all the toys, fully fenced block, and the list goes on. Fully insulated for all year round comfort this gorgeous property is situated in a very desirable and private location, only 7 minutes to Tewartin and well worth your attention. Absolutely everything has been thought of here ensuring a comfortable lifestyle.

Further Features of this property:

2 underground concrete 5000 gallon tanks

Bore and Inground water system to garden beds

3 Phase power to the house

High ceilings

Fruit trees

New pumps recently purchased for Pool, Bore, Water and Septic

New Solar Panels with Fronius Primo 5.0 Inverter with a 6.6kw

system which will produce in excess of 10.117 kwh per annum

New Air Conditioner in Family Room

4.5 x 9m Inground Pool 6ft deep

Built in 2002