



## Brilliantly Flexible – Inside and Out

### Private Inspection by Appointment

Located only moments from the Noosa river in an exclusive developing enclave consisting of only a handful of properties, new and old, with plentiful off street parking available. The position is idyllic with bike tracks and flat walking paths in abundance and a myriad of water sports beckoning. Just a 4 minute pleasurable walk takes you to the Noosa river, restaurants and the Noosa Yacht and Rowing Club. For lovers of competitive indoor sports, yoga, also children's activities and more the Noosa Leisure Centre alongside the modern Noosa library and Wallace House, home of Noosa Arts and Crafts is just 5 minutes walk away. All at so close at hand, nestled in the treed and leafy Noosaville environs.

Quality, purpose and aesthetics were the focus of the recent property upgrade in this easy to live in contemporary Queenslander. Impressive features include the generous master suite located on the lower level with all living areas, plantation shutters t

## House Price Guide \$1.75M

**Address :** 21, Eumundi Noosa Road, QLD, NOOSAVILLE, 4566

**Area :** 508 per sqm

**Bedrooms :** 4

**Bathrooms :** 3

**Car Space :** 2

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**Type :** House

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throughout, premium range Bosch appliances, 40mm smartstone benchtops in the kitchen and 3 bathrooms, zoned reverse cycle air conditioning and so much more as listed below in 'features'. The landscaping has also been renewed with the lush tropical rainforest sure to catch your eye. It is simply stunning, a visually beautiful backdrop created with masses of fresh greenery offering privacy and serenity and perfectly positioned adjacent to the alfresco deck. Your very own private sanctuary.

**Features:**

- . Building size: 274.25 sq metres
- . Master suite on lower level with all living areas
- . 2 living areas both on lower level
- . Spotted gum timber flooring throughout
- . White plantation shutters throughout
- . Gas cooking hob
- . Kitchen has Franke double square stainless steel sink with stainless steel tap
- . Kitchen has stone benchtops
- . 3 bathrooms all with stone benchtops
- . 3 built in bedrooms, and media/ bedroom with built-in
- . Master has designer walk in robe, ensuite with his and hers showers and stacker doors opening out to undercover private deck
- . 2.7 metre square set ceilings lower level
- . Tall doors
- . Instant gas hot water
- . Zoned reverse cycle air conditioning
- . Ceiling fans throughout
- . LED lighting throughout
- . Full security including remote controlled entrance gate
- . Video audio security intercom
- . Remote controlled garage door
- . Fully screened
- . New landscaping
- . Fully fenced
- . Continuous water, 3000 litre water tank
- . Hastings Street minutes away by car