



## PERFECT SIZE ACREAGE 1.9 ACRES – PERFECT SIZE LA

Easy to maintain mini acreage 7807m<sup>2</sup> - just under 2 acres good flat land. 32 Green Gate Road, Cooroibah has so much to offer & so much potential, only 8 minutes to Tewantin Village, Noosa River, Schools Doctors etc, School Bus stop/shelter on the corner of Green Gate Road. Just around the corner is Lake Cooroibah if you like to kayak, go fishing, take the four legged family for a walk/swim, and for the children shallow calm waters to splash about in.

The home is approx. 20 years old and it is time for someone to make it their own with a full renovation, good solid home with so much room. 2 living area's, lounge at the front of the home, family room at the back. Dining and family are adjacent to each other but separate and both these rooms open out to a very generous covered patio 5m x 8.5m with the perfect North/East aspect, you would spend most of your time out here.

Combustion fire place between the meals & family room, ideal for our winter months even if it is just for the

## UNDER OFFER BY MARIE AT RJR

Address : 32, Green Gate Road, QLD, COOROIBAH, 4565

Area : 7807 per sqm

Bedrooms : 4

Bathrooms : 2

Car Space : 3

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Type : House

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e ambience (doesn't really get cold enough here!!! Lol)

Galley style kitchen is in the centre of the home, has aspect over the patio area and your large backyard, laundry is directly off the kitchen & opens out to the patio.

Accessed from the kitchen/laundry is a massive rumpus/media room, or what ever your needs are, currently used as a music get together and jam room!!!!. Tucked away in the corer of this room is a study nook.

At the front of home is the very roomy main bedroom with vaulted ceiling, allowing in lots of natural light, ensuite & walk in robe. At the back of this area is a formal dining area (which we don't seem to use as we have the perfect weather to dine outside!!) which could be used to extend the main bedroom and make the ensuite & walk in robe bigger, just an idea or could be made into a 5th bedroom/work from home office!

The other 3 good size bedrooms are at the back of the home all with built-ins and ceiling fans, main bathroom and separate loo are adjacent to these 3 bedrooms. There is a hallway to access these bedrooms for privacy, so not opening directly on to the dining/family rooms.

Great assets that come with this property is ducted air conditioning through out, zoned to area's you want, 3 x 10,000 gallon water tanks, never a shortage of water.

At the back of the home is your car accommodation & work shop, 3 bay colour bond shed 9m x 6m.

Entry into the property has large fancy gates, ( there are 2 carriage lights for night time lighting) then drive way to the front door of the home with a circular driveway and a large shady tree in the middle, could be made to look spectacular.

There is so much useable land on this property to add what ever your requirements are, pool, tennis court!!, more sheds, veggie gardens, orchard, and lots of room for children to play safely, puppies to have a free run.

Yes this home does need to be updated, but what an opportunity to make something your own dream home with all your idea's, colour schemes etc and such a rarity to find this ideal land of 1.9 acres.