



## COUNTRY LIVING IN NOOSA SHIRE ON 5 GOOD USEABLE ACRES

So very private, front boundary is lined with various foliage so from the road you can't see where the house is, perfect!

The 5 Acres is flat useable land, fully fenced with 2 paddocks for horses and a house yard, entry in to the property is accessed by an auto front gate, circular driveway with large shady tree in the centre. Ideal setup for someone that has horses or other livestock.

The home has been completely renovated and kept in the theme of old world style, a cottage feel but on a bigger scale. Tongue and groove internal walls, hybrid timber floors throughout living and main bedroom, carpet in other 2 bedrooms.

Vaulted ceiling and skylights in living allowing in lots of natural light, character timber French doors, front door with stain glass window, box seat in entry, good storage and a place to sit and put on gum boots/shoes before you go outside. The home is very open plan, living, dining, kitchen, reverse cycle air conditioning, lots of windows so you can see nearly ever

## UNDER OFFER WITH MARIE AT RJR

Address : 3, Illoura Place, QLD, COOROIBAH, 4565

Area : 2 per sqm

Bedrooms : 3

Bathrooms : 2

Car Space : 3

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Type : House

<https://www.robertjamesrealty.com.au>



ry aspect over the acreage.

Kitchen is new, done in an old and new theme, cupboards & drawers have recessed panel feature, mixture of timber and stone bench tops, dishwasher, rubbish bin draw, 5 burner gas cook top, large electric oven, feature splash back tile behind the gas cooktop, enjoy preparing meals while you gaze out over the back part of your acreage to the horses and kangaroo's grazing.

The French Doors in the living open out to the front verandah and covered North/East patio, making the best of this aspect with the very inviting inground pool getting sun all day. Pool has glass fencing so from the home and entertaining area you have clear view to the pool and lush gardens that surround this area. Pool has a spa in one corner, push a button and the bubbles appear, very relaxing. There are 3 generous bedrooms all with built-ins, master bedroom has vaulted ceiling & ensuite, bedroom has view out to the pool & gardens, a pleasure to wake up to. Bedroom 2 and 3 are at the other end of the home, bedroom 2 also has the vaulted ceiling and French doors out to the side patio which catches the warmth of the winter sun in the mornings.

There are 3 water tanks, total of 13,000 gallons, solar panels 5kw, storage/studio approx 6 m x 6m with verandah, workshop 12m x 9m, double garage with auto doors.

Just around the corner is Lake Cooroibah if you like to kayak , have a fish, take the children & dogs for a run, go for a dip.

Only approx. 7mins to Tewantin Village and shops, schools, doctors, Noosa Hospital etc. Noosa River and beaches only 10 to 15 mins away.

Enjoy the peaceful lifestyle of country living, but only short distance to everything you need in Noosa.