



1 1/2 ACRE COUNTRY RETREAT – CHEZ NOUS (Our Home)

Make this property Chez Nous (Your Home), built 20 years ago by the current owner with lots of love and care, reluctantly it is time to move on and let someone else enjoy what pleasures this property offers.

The home is very pleasing to the eye from the street view with long meandering bull nose verandahs around 3 sides of the home & the sand stone look block work, from years of old.

As you drive in, on the left hand side of the drive way is a small orchard with a variety of fruit trees, mandarin, lemon, loquat, 2 x custard apples, fig tree, 2 x mango trees, macadamia, wonderful to have your own fresh fruit. Continue up the driveway to a 3 bay garage (which matches the house!), double auto garage, the other bay is separate with roller a door, currently used as a workshop. Lots of storage in the roof void.

Enter the home via front door into entry area, and wow you can feel the ceilings are higher than the normal, giving that open airy feeling, such a great attribute to a property

UNDER OFFER WITH MARIE AT RJR

Address : 112, Woodhaven Way, QLD, COOROIBAH, 4565

Area : 6004 per sqm

Bedrooms : 3

Bathrooms : 2

Car Space : 3

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Type : House

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y. To the left is living, adjacent is separate dining and the galley style kitchen is next to both of these area's. Generous storage with corner pantry, long prep kitchen bench which has the aspect out to your private acreage, such a pleasure to cook meals with this view!!!! At the end of the kitchen there are double doors that take you into a formal dining room which can also be accessed from the entry area. This room would be ideal to be turned into a 4th bedroom, office, or tv room (as who in Qld uses formal dining now, the out door area is where it all happens).

This room opens into the very generous Master Suite, ensuite & walk in robe, windows both sides of the room with wonderful aspect out to the front verandah/garden or to the back yard & pool.

Winter morning sun streams in this back window, hence owner having a lounge in front of it to soak up the winter rays (with a cup of tea of course)

In the other wing of the home are the other 2 bedrooms, one is ginormous which they built to their specs to accommodate their children and grandchildren, 3rd bedroom is a single, currently used as a office/sewing room.

Main bathroom is also very roomy, shower, vanity and luxury of a large spa bath to relax in after a hard day at work or in the garden, separate loo. The first thing I noticed when I saw the ensuite & main bathroom was they were tiled floor to ceiling, once again another great attribute, easy care.

At the end of this wing is the laundry (bigger than normal) with a bench for folding washing, room to spread out.

Now what the outdoors offers, the kitchen, dining, 4th bedroom have sliding doors open out to a 7m x 6.5m entertainment area that is fully covered with a Vergola roof, auto control to change to what ever position you need, let the sun in winter, shady in summer and also has an auto rain detection so if you are not home it automatically closes WOW!. This area overlooks the good size pool which is heated with solar, use 9 months of the year. Beyond this are lush garden beds and wonderful shady trees, a ride on mower (Husqvarna) comes with the property. At the back of the garage are built up garden/veggie beds, compost beds, garden shed, 2 water tanks 1 x 10,000gal, 1 x \$5,000gal, PLUS a Bore (down 88ft) for all your extra watering needs which is connected to various taps around the property.

A lot of love, sweat and effort has gone into the gardens to make them how they are now so the next owner to can sit back and enjoy all of this. So much more to tell you, but an inspection will suffice. Only 10mins to Tewantin Village that has all the facilities you need and just around the corner is Lake Cooroibah for all your R & R needs, fishing, kayaking, swimming, take the dogs for a run.