



## Luxury living in Noosa Hinterland

- \* Flexible Floorplan Suitable for Extended Family/Potential Dual Living Arrangements
- \* Quiet Cul De Sac with High End Properties Surrounding
- \* Plethora of Car Storage Ensuring Room For All The Toys

Rob and Racheal of Robert James Realty present this magnificent home set in the prestigious Cooroibah Park Country Estate. 4 Exford Court exudes quality and luxury. This simply stunning family home is superbly finished, immaculately presented and benefits from loads of natural light and cross breezes. Built in 2004 and updated since, this 440m<sup>2</sup> home is situated within a tightly-held cul-de-sac of only 5 properties. With an impressive street frontage, security gated portico and driveway entrance and an abundance of parking.

Designed for easy maintenance with plentiful family living spaces, this home is spread out with five double-sized bedrooms, Master suite with walk-in robe and the remaining bedrooms having built-in robes. A Games room, Media room and Family room all fitted with Foxtel

## Offers Over \$1,950,000

Address : 4, Exford Court, QLD, COOROIBAH, 4565

Area : 4224 per sqm

Bedrooms : 5

Bathrooms : 2

Car Space : 4

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Type : House

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connections and the Dining area complete with dedicated adjoining bar/open butler's pantry area - double sink and cabinetry make it ideal for indoor and outdoor entertaining.

Large pivot door entry to the foyer with wide passageways, neutral tiles, freshly painted walls and white plantation shutters enhancing the natural light throughout the home. The brand new kitchen itself is a superb layout with 40mm stone benchtops, a multitude of soft close drawers, stainless steel appliances including double wall oven, built-in microwave and dishwasher. Induction cooktop and fridge plumbing. The pendant lighting over the large island counter endorses class and style in the kitchen. This is an incredible and functional hub to the home and overlooks the pool and entertaining areas.

Occupying its own private position to the rear, away from the remaining four bedrooms, the master retreat offers a luxurious escape, renovated ensuite with timber/stone vanity, shower, toilet and free-standing bath ideal for relaxing after a long day's work. Direct access to the rear undercover patio with a lovely view over pool and gardens beyond.

The design of this home works well with large families or dual living scenarios. The western wing of the home consists of 3 bedrooms, a bathroom with bathtub, shower, a renovated vanity and separate toilet, a huge central family room and a separate games room with external access and timber deck. With a home capable of easily accommodating large families, the spacious laundry and abundance of storage is a welcome addition.

This is a home that excels in outdoor living and entertaining with a massive North facing tiled undercover area spanning the width of the rear of the home with a bathroom/wet room accessible from the patio. Glass servery's from both the kitchen and bar. A breathtaking entertaining area alongside the resort style saltwater swimming pool and spa will no doubt be the centre of many family gatherings. The bifold windows and glass doors provide indoor/outdoor living beautifully.

Lush green lawns and low maintenance grounds sprawl across the private 4224m2 level, fenced allotment, surrounding the low set rendered brick home. A further two side gates provide access to both sides of the property.

This location works extremely well with those wishing to access Noosa. If cycling or walking is your thing you will find the roads in excellent condition with little to no hills between Noosa and this property. The surrounding homes are also of high quality and the residents enjoy the peaceful environment. After a day exploring all that Noosa has to offer it's nice to know you have a private sanctuary to return to. There is only one way to experience this top-of-the-line property and that is to inspect in person. This property offers an alternative to inner Noosa, with more room and privacy.

The home is fully loaded with so many extras which make living here pure joy;

Zoned Ducted Airconditioning with 'My Air' remote control

Ceiling fans, LED lighting, new power points and light switches throughout

Connected to NBN and 5G available

Security Camera System and Intercom entry

Double garage with loads of storage, 3 car semi-enclosed 9x7m carport, 6x6m shed

45,000l underground tank, Bore, Tank Water pump fitted with UV filter, FujiClean Wastewater System

5.8kw Solar Panels, new HWS, pool saltwater cell and external decking

Kordon termite barrier