



## NOOSA HINTERLAND DREAM COUNTRY LIFESTYLE ON 5 PERFECT A

Delivering a premium family lifestyle less than five minutes from Tewantin Village & less than 15 minutes to Hasting Street & Noosa Main Beach. This sprawling family home has been built to the highest quality, only 6 years young and offers exceptional convenience with nothing left to do but move in and invite your friends over to celebrate. Beautifully appointed and meticulously maintained, it provides a deluxe environment of elegant style, impressive space and excellent natural light, plus it sits on a perfect 5 acre block ideal for the horse enthusiast, someone that wants peace and privacy, or a young family with children to enjoy growing up in a country environment.

Positioned in a no through road, very limited passing traffic, access to the property is down a meandering driveway, so home is well off the road which allows for more privacy. Drive up to the home and be welcomed by the picturesque white and green themed gardens of gardenias and magnolia trees and the perfume

**Offers Over \$3,200,000**

**Address : 8A, Amaroo Place, QLD, COOROIBAH, 4565**

**Area : 2.05 per sqm**

**Bedrooms : 5**

**Bathrooms : 3**

**Car Space : 6**

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**Type : House**

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



ed smell that greets you (when in season) .

Entry into the home via a portico with timber deck thru the massive glass & timber swivel door in to a grand entry with a picture window on the other side taking in the acreage and out door space at the back of the home.

Living comes easy in this supremely spacious home that's well laid out to provide a great family experience with a focus on expansive living and poolside entertaining. There are various generous living rooms plus sundrenched open living spaces that all connect easily to the outdoor area. Four good-sized bedrooms in one wing of the home, 3 have built-ins, one with a walk in robe, ceiling fans and ducted air conditioning which is through out the home. Adjacent to these 4 bedrooms is the main bathroom & a separate family room that is set up for teenagers/visitor's retreat. The 4 bedrooms have sliding doors opening out to a timber deck that overlooks tranquil aspect of the acreage. Every bedroom has tv points & set up for smart tv's and usb points. Just off the family room is a 6th bedroom, could be a home gym or children's play room, with a powder room next to it.

The main bathroom is open and airy, free standing deep bath to have a wonderful soak in and relax, (put candles in the niche space to add ambience while you enjoy), open shower with seamless glass screen, floor to ceiling tiles.

Master suite is in another wing of the home, huge with parents retreat, a walk in robe (every women's dream), ensuite is very open and airy like the main bathroom, no shower screen to clean (wonderful), double shower, double vanity with stone tops and ample storage.

Wake up in the mornings to an amazing aspect out to the pool & your own spectacular acreage, watch the kangaroo's grazing at dawn. Sliding doors out to a timber deck for that morning cuppa.

Adjacent to the living is a dedicated open office/study with built in desks, storage and NBN port.

We also have a Cinema Room, with 2 rows of very comfortable seating, back row being elevated (just like a cinema), surround sound, block out curtains, great when kids have friends over to relax in, have a snooze after a big day running around on your 5 acres exploring.

What more could anyone ask for!!!!

The chef's kitchen is at the heart of the home and has a quality waterfall stone island bench, high-end gas fittings and a full butler's pantry, space for double fridge/freezer that is plumbed, picture window while you are cooking out to a colourful courtyard garden. Kitchen is next to dining area and living room which all open out to the very expansive alfresco entertaining, like another room with the high roof line, large ceiling fans, wall heaters for our short winter months, lots of down lights. At one end is an amazing built-in out door kitchen, stone tops, bbq, double drinks fridge, stainless steel cupboards & drawers, space for a smoker bbq, could you need anything else to entertain!!!!. All this space flows out to a grassed area with a built in fire pit and overlooks the inviting swimming pool (8m x 5m) with a spa (3m x 3m) & a kabana to relax under on a warm summers day. There are party lights strung everywhere, making a very happy atmosphere of an evening.

The home sits on a amazing 2 hectares, sundrenched level lawns, landscaped gardens & potential paddocks. Selective shady trees have been left, the owners have put in 2 swings between some trees, in the photo you can see the kangaroos grazing and having a scratch near the swings.

There is also a massive impressive 20m x 7m shed with 3 phase power, that's perfect for caravans, trailers or boats. Door height 2.5m x 3m wide, allowing easy access for all vehicles, auto remote doors, shed has insulation with air conditioning!!! Yes this is a first for me too, work on your vehicles in extreme comfort! The owner has made an area next to the shed for a potential cabin/granny flat to be built with the power and water connections there now.

Features include:

A luxurious family home of 430m2 under roofline, with 3mt ceilings, 6 years young showcasing style, space and quality design

Amid 5 acres of picturesque colourful grounds in the house yard and lots of areas for potential paddocks.