



## SEA CHANGE AND TREE CHANGE

If you need to escape from the maddening crowds, this hidden gem has everything you need for peace, tranquillity and just around the corner an amazing Lake. Ideal if you want to have a swim, go kayaking, throw in a fishing line, leisure strolls around the lake - have I got you intrigued now?

Only approx. 8klms to Tewantin Village for all the facilities you may need, 10 Mins to Noosa River/Gympie Terrace, Noosaville & 15 mins to Noosa Main Beach, Noosa Heads, sounds like a dream come true!

The home is elevated on the high side of the street, catching the cooling breezes off the Lake, North/East facing, best aspect you could ask for in Queensland. Entry into the property through an auto gate, double carport, drive thru to a single carport then into a single garage/workshop, more under cover vehicle accommodation than most properties have. The double carport could also be used for a large entertaining area when you have a large gathering for family/friend get togethers.

The other a

## Offers Over \$885,000

Address : 8, Pines Avenue, QLD, COOROIBAH, 4565

Area : 607 per sqm

Bedrooms : 3

Bathrooms : 1

Car Space : 4

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Type : House

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alfresco pool timber deck patio is for everyday living/dining/relaxing and overlooks the 5 year young inviting inground pool which catches the sun nearly all day with the Northern aspect. Go down to the lake for a swim, then back home to jump into your own pool, sounds like an amazing lifestyle.

Access into the home is up new timber tread stairs onto the front verandah with the retro curved balustrade which comes from what was trendy in the 70's. Sliding doors open into the home and the first thing you noticed are the original lush timber floors (which are throughout the home except for one bedroom that has carpet and the wet area's which are tiled). High ceilings, huge open space consisting of living, dining, kitchen with air conditioning. All this area overlooks the pool/entertaining and wonderful treed outlook towards the lake, such an abundance of fauna and flora in this area. Off the living is another patio which is screened in & accessed by timber French glass doors, perfect for casual dining/breakfast and a quiet place to escape to.

There are 3 bedrooms all with built ins and ceiling fans, bathroom adjacent to all the bedrooms, the bedroom at the back of the home has reverse cycle air conditioning.

Access the back yard through the laundry, low maintenance yard with a variety of fruit trees, lime, lemon, orange, plum and a herb garden. 5,000 litre water tank that is plumbed to the inside toilet and outdoor taps.

Extras in the property that have been done over the last few years is the 250lt hot water system, 7 year young new roof, 5kw solar panels. This home has been well loved and looked after, still things to be done, kitchen needs upgrading, still very workable as is, but has lots of space to make more storage, gas cook top and electric oven is still like new. Preparing meals in this kitchen is a dream with aspect over the treetops and watch the kids in the pool.

Land Size : 607m2