



Dual Living Hinterland Treasure

Welcome home to 37 Calty Close Verrierdale. Situated in a prime, private and peaceful location in the Hinterland with easy access to the Bruce Highway and less than 15 minutes to Noosa.

Acreage properties are a delight to come across and this small acreage is the perfect opportunity for any purchaser. Whether it be for the extended family, savvy investor or anything in between, this double storey property has the capabilities to fully maximise its potential.

Ground Floor Includes:

- One bedroom with ensuite
- Open plan living/family room with beautiful wood burning Norwegian Jotul fire place
- Kitchenette
- Multiple external access to undercover decking/seating areas
- Internal stairway to upper level

Upper Level Includes:

- Three large bedrooms + Office/4th Bedroom
- Office and Master with sliding doors out to verandah/deck
- Security screened throughout
- Main bathroom with separate toilet + master with ensuite
- Open plan living, dining + kitchen space flowing out to wrap arou

Offers Over \$1,200,000

Address : 37, CALTY CLOSE, QLD, VERRIERDALE, 4562

Area : 4001 per sqm

Bedrooms : 5

Bathrooms : 3

Car Space : 0

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Type : House

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und deck.

Having recently gone under renovations in almost every space this property is ready for the next purchaser to do nothing else but move in. Situated on a prime 1 acre (4001sqm) of land with a new water tank consisting of approximately 49,000L & a north-east elevated position allows for the beautiful cross breezes and outdoor vibes that Queensland has to offer. Multiple outdoor decking/seating locations with views around the whole block allow you to capture the indoor-outdoor living environment that everyone desires.

Location Benefits:

- Less than 5 minutes to Bruce Highway for easy access to Brisbane

- 5 minutes to Eumundi

- 11 minutes to Noosaville

- 15 minutes to Tewantin and Noosa North Shore barge

- Less than 20 minutes to Hastings St

- 20 minutes to Sunshine Coast airport

Be sure to get in touch with George Anderson of Robert James Realty for any further information and to secure your next viewing of this fantastic opportunity.

Virtual tour available to view online for those unable to view in person.