



Exclusive Luxury with Stunning Views

- Noosa Hinterlands Finest Single Level Indoor / Outdoor living
- Nature Reserve Backdrop with Serene Lagoon View
- 3 Car Garaging Plus Shed for a Further 2 Car Parking

Rob and Racheal of Robert James Realty present 74 Edington Drive, which sets the new standard for luxury living, hinterland style. The executive, single level home is set on a private 1.3 acres of level land and designed for peaceful living. Built in 2007, this extensive home is situated in a quiet, exclusive neighbourhood surrounded by quality homes and has an impressive entrance where the circular sealed driveway leads to the oversized porte-cochere and to the 5-car garaging.

Upon entry through the large timber pivot door, you will notice the delightful, light, bright, open plan living dining area with vast amounts of glass doors and windows showcasing the picturesque views beyond. A high void with louvre windows centrally placed to allow fresh breezes, natural light and ventilation. A stunning feature to this

Under Offer!

Address : 74, Edington Drive, QLD, COOROIBAH, 4565

Area : 5283 per sqm

Bedrooms : 4

Bathrooms : 3

Car Space : 5

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Type : House

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s home which also enhances that feeling of space. A media room tucked to the side with huge timber sliders that can be closed off for a cosy, private night of movie watching or kept open as part of the remaining living space.

The amazing kitchen is finished with stone benchtops, an abundance of storage, a walk-in pantry plus stainless-steel appliances including 900mm freestanding cooker, rangehood, wall oven, built-in microwave, dishwasher & wine fridge. Breakfast bar and viewing window providing a lovely view to the side tropical pool garden. This is an incredible and functional hub to the home ideal for the avid entertainer and opens seamlessly out to the undercover patio overlooking the pool and garden areas with glass stacking doors. The open L shaped kitchen dining living space wraps around the outdoor area providing inside outside living at its finest complete with a two-way wood burning fireplace. The outdoor Florida room attached to the sizeable undercover patio encompasses the inground tropical pool, a decked lounging area and the pool house with accessible amenities which account for the third bathroom.

The layout of this home provides great separation whether you have lots of guests or children. The spacious master suite is situated to the North end of the home with its own dedicated patio and entry to the pool via generous glass stacking doors. A large walk-in dressing room and ensuite complete with deep spa bath, double vanity with stone tops, shower and separate toilet and bidet. To the front of the home is the fourth bedroom or an office with built-in robe. On the Eastern side of the home is a further two bedrooms with a shared central 'Jack n Jill' ensuite between. Double vanities with stone tops, shower and separate toilet and bidet. The furthest room has a walk-through robe and opens out to its own undercover patio looking out to the dam and a view over to the pool. The remaining bedroom is of a good size and finished with a built-in robe.

A powder room at hand, perfect for when you are entertaining and a substantial laundry to the side with external access and storage galore. Internal access to the large 9 x 6m triple bay garage with rear drive through roller door. An adjoining 3-bay shed offers an extra two car spaces.

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 flat level riding paths. The surrounding homes are also of high quality and the residents enjoy the peaceful environment. 9.2 Km to Noosa Harbour, 4.2 Km to white sandy dog friendly beach with public boat ramp, 8.8 Km to shopping centre, medical, Police, Tewantin business centre and 41 Km to Sunshine Coast Airport. After a day exploring all that Noosa has to offer, it's nice to know you have a private sanctuary to return to. This home excels in outdoor living and entertaining. 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.

Some further features of this lovely home include:

Hitachi ducted, zoned air conditioning,

Plantation Shutters throughout

Crimsafe screen doors

Sonos sound system throughout,

Silent Partner Central vacuum system,

Alarm system

Underground water tanks of 65,000 capacity,

45,000 litre saltwater sand filtered in ground pool with solar heating and gas heated spa,

Biocycle

Irrigation and unlimited bore water for the gardens,

Colourful garden vista and a multitude of bird life,

Private lagoon & nature reserve views that can never be built out.