



NOOSAVILLE MINI ACREAGE ½ ACRE – LARGE HOME & #82

Tucked away in the middle of Noosaville, great elevated position on 2462m² in a private quiet cul de sac surrounded by quality homes also on the larger blocks is this hidden Gem. Great find just over ½ acre so close to Hasting Street, Noosa River/Gympie Terrace, Noosa Hospital, and all other amenities.

Very roomy home, formal living/dining is separate from the kitchen, informal dining & family room adjacent to the kitchen. Family room (with large 9 ½ klw reverse cycle air conditioning that services all the living area's), flows out to a very generous covered entertainment/patio area that runs along the length of the back of the home, Living, kitchen, family rooms overlook/open out to the patio & expansive back yard.

Kitchen with stone bench tops, breakfast/conversation bar, cupboards either side of this, double power points at each end. Abundance of soft close drawers, appliance cupboard, Smeg Dishwasher, Kleenmaid oven with large separate grill, space for double fridge/f

UNDER CONTRACT

Address : 7, Casuarina Court, QLD, NOOSAVILLE, 4566

Area : 2462 per sqm

Bedrooms : 5

Bathrooms : 3

Car Space : 5

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Type : House

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

freezer. Adjacent to the breakfast bar is a small breakfast nook with a bay window overlooking the patio/yard.

4 generous bedrooms all with built-ins, reverse cycle air conditioning and ceiling fans. Master bedroom has ensuite, ample wardrobe storage, (his & hers!), reverse cycle air conditioning, sliding door out to the side garden.

Main bathroom, with separate loo is next to the other 3 bedrooms. There are 3 skylights in the home, allowing in lots of natural light, one in the family, dining, kitchen space and 2 in the hallway. Makes the home feel very open and light.

Before I keep writing about the rest of the property, YES the home does need modernising/upgrading, it is a fact!!! But it is easier to renovate this home, as where else can you find a block of land this size, with a good size home, big shed and in such a central position at this price? The home is what it is, make it your home with your styling and finishes.

The back 14.7m x 3.7mt entertainment area has the perfect aspect of North/East catches the warm winter sun in winter, lovely and shady in summer and is the best space for all your R & R, with room for lots of outdoor furniture. It is like another room and overlooks the massive private fully fenced back yard. Also, a great covered area for the kids or your 4 legged friends to play and sleep out of the sun.

Double lock up garage at the front of the home with concrete driveway, which leads off to a newer concrete driveway (125ml reinforced for heavy vehicles) at side of property, making easy access to the backyard and shed. Lots of room for extra vehicles, boats, caravans, with room to turn around in the backyard, no having to back in the caravan or boat!!! At the side of the house on this driveway is a double auto gate and pedestrian gate to access the backyard making it very secure and private.

The concrete driveway leads up to the back of the property to "The Shed", what everyone wants, somewhere to store your precious things or junk, that one day you might use!!!!

There are 2 separate areas of this shed, but under the same roofline, (ceiling is insulated with batts), one with an auto double door & the other one with single auto door, there is a breeze way between the sheds. The larger shed with reverse cycle air conditioning is currently used as a studio with a couple of separate rooms. The biggest area has the double auto door and when it is open there are fly screens across this space, they have thought of everything. Under the shed is a concrete water tank 23,500 litres, which is connected to various outdoor taps around the yard for all your watering needs. The shed has hot and cold water which is connected to the town water mains.

In the back corner of the yard is a gate which accesses Rene St, walk down to Belmondo's Organic Market/Cafe for coffee & cake or a healthy snack & juice, or even better still, stroll down to Heads of Noosa Brewery for a very refreshing drink & nibbles.

It is all about the position, position and what the property offers.

This property has so many extras, 24 Electricity grid panels (approx. 6kw), insulation in the ceiling of the house plus a whirly bird, gutter guard on the house and the shed, underground concrete water tank 23,500 litres, newish concrete driveway (125ml reinforced for heavy vehicles) , no getting bogged in the backyard.

Look forward to seeing you at the inspections, kind regards Marie.