



## NOOSA HINTERLAND PREMIUM DREAM COUNTRY PROPERTY –

Marie Fetterplace presents to the market 40 Coral Fern Drive, Cooroibah, Queensland, 4565

Delivering an amazing lifestyle less than five minutes from Tewantin Village & less than 15 minutes to Hastings Street & Noosa Main Beach. This sprawling substantial 368m<sup>2</sup> immaculate family home on an easy care 1 ½ acres has been built to the highest quality on 5792m<sup>2</sup>, only 7 years young and offers exceptional convenience with nothing left to do but move in and enjoy this wonderful experience in a country environment. Living comes easy in this home that's well laid out to provide a great family experience with a focus on outdoor living and poolside entertaining.

When you walk into this home there is feeling of wide-open spaces, with the 3-metre-high ceilings throughout, lots of windows, timber & glass front door, picture feature windows, making this home so light & airy. The kitchen, dining & family is open plan, & flows out to a very generous covered patio/terrace.

**\$2,300,000**

**Address : 40, Coral Fern Drive, QLD, COOROIBAH, 4565**

**Area : 5792 per sqm**

**Bedrooms : 5**

**Bathrooms : 3**

**Car Space : 9**

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**Type : House**

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



The chef's kitchen is at the heart of the home, has a quality stone top island bench, 6 burner gas cook top with large oven, dishwasher, soft close draws & cupboards, space for double fridge/freezer that is plumbed, a butler's pantry with an abundance of storage, window overlooking the front garden, every room in the house has a view!!!

The main lounge is separate, adjacent to the family/dining with double doors to close off for cosy winter nights, & open in the 9 summer months we have! Next to the kitchen is a dedicated office/study nook with built in desks, good size for a work from home situation.

The supreme (most important area) being the outdoor patio for all your entertaining which is like another room, generous size of 7m x 5.8m, also has the high roof line with ceiling fans, built in bar with cupboards, space for double beer fridges, bbq. Big enough to accommodate an outdoor lounge, table & chairs, hammocks, bean bags, such a great area to relax, unwind and entertain in, tropical gardens either side of this area. All this space overlooks the inviting swimming pool (9.5m x 3.5m) with roman seat at the end of the pool for access or to sit and have a cool drink on a hot balmy day.

Beyond the pool is something so very different, your own desert sand garden, with big rocks to sit on around the fire pit of an evening, surrounded by Pandanus trees, Bird of Paradise, Evergreen Frangipani trees, such a tranquil area.

Master suite is in right wing of the home, wake up in the mornings to an amazing aspect out to the pool & your own spectacular acreage, sliding doors open to the garden or easy access to the pool for a midnight swim. Behind the master bed there is a wall of tiles that looks like timber, great feature. 2 door access into a walk-in robe (his & hers), ensuite floor to ceiling tiles, ensuite has 2 ends you can access it from, walk in shower, no shower screen to clean (wonderful), double vanity with stone tops and ample storage, loo is separate.

In the left wing of the home is 2 bedrooms at the back of the home with sliding doors out to the garden & pool, next to these 2 bedrooms is the main bathroom with floor to ceiling tiles, walk in shower, deep spa bath to have a luxurious soak in, loo is separate.

In the middle of the left wing is a huge bedroom with its own ensuite & walk in robe and next to this at the front of the left wing is another room which could be a living area for the extra family member with their ensuited bedroom next door. You would never know they were there except for mealtimes!! Currently used as a games room, could be a 5th bedroom or a media room, so many options.

At the back of the property is the huge 4 bay shed (Shed 10m x 15m, Carport 6m x 15m), with 3 roller door access, workshop at one end with sliding door entry and the 4 carports in the front of the shed, room for all your toys or for a trades person what a great shed to store all your equipment in a safe place. Power to the shed, plumbing in place if you need it. At the side of the shed is another concrete pad (3m x 16m) for extra vehicles if needed!!!!

Positioned in a no through road, very limited passing traffic, access to the property through a timber sliding auto gate, plus a pedestrian gate with Granite feature walls either side of the gates. Huge bonus of the meandering concrete driveway up to the home, then continues to the huge shed at the back of the property. Double lock up garage with 1 panel auto door, positioned on the side of the home, so for aesthetics purposes from the front of the property you only see the clean lines of the front of the home, internal entry from the garage into the home. The perimeter of this property, which is fully fenced, has been landscaped with lush foliage of native trees, hence making this property so very private, can't see any of your neighbours. "Big Tick"

Big Bonuses that come with the property are:-

Ducted zoned air conditioning throughout the home, plus ceiling fans throughout.

32 x 330w Solar Panels = 10.56kw solar system.

5 x 23000lt poly world water tanks - 2 on House, 3 on shed.

Aqua Nova wastewater treatment system, greywater sprinkler system out to the garden.

Ceiling and walls of house have insulation.

Quality Westinghouse Dishwasher, Oven, Exhaust Fan.

Coral Fern Drive is a leafy picturesque street, a delight to drive down to your home. I am sure I have missed something, so if this property has caught your eye and ticks a lot on your wish list, ring to make an appointment for a viewing and see everything for yourself.