



### 5 ACRES – A QUAIN T COTTAGE – PLUS SEVERAL S

So much to tell about what this property offers, so an inspection is ideal for me to show and tell you about all the extra's that come with your new home!

Access into the property is through a secure auto gate, perimeter of the property is fully fenced - Dog proof and made up into paddocks with gates to access them all.

The cottage is very liveable with new flooring, ceiling fans throughout, air conditioning in the living area that services the whole house. Living, dining, kitchen is open plan and from any where in this area you have a wonderful aspect over your 5 acres. From the kitchen window you look out over a very colourful veggie garden, fruit trees, banana trees that currently have fruit on them.

Covered verandah that wraps around 2 sides of the cottage for all you entertaining and relaxing needs. There are 2 good size bedrooms, main bedroom at the back of the home has a sliding door out to a covered deck area, wake up to a lovely view of your large backyard!!!! Off the dec

### UNDER OFFER

Address : 69, Green Gate Road, QLD, COOROIBAH, 4565

Area : 2.01 per sqm

Bedrooms : 2

Bathrooms : 2

Car Space : 5

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Type : AcreageSemi-rural

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ck is the laundry and a separate loo.

From the main bedroom there is a cavity sliding timber door into a dressing room, then another door into a roomy sparkling new modern bathroom. The 2nd bedroom is adjacent to the bathroom for easy access.

This property is pretty much self-sufficient for buyers looking for low running costs.

2 large above ground water tanks at back of house with reverse osmosis with a UV filter installed at the tank outlet, so the whole house and shed has filtered tank water. Plus 1 small water tank on the shed that can be siphoned up to top up the water tanks on the Cottage, the Shed uses the main house tank water supply.

Both the Cottage and Shed have solar panels and batteries installed so both run off-grid. They have an Alpha S6 units with 8.2kW battery systems.

Cottage - 6.66kW of solar connected to two Alpha S6 units with 8.2kW batteries.

Shed - 7.77kW of solar connected to one Alpha S6 unit with an 8.2kW battery.

#### **Bore**

41m deep which runs off solar. The water has been tested by the current Owner and came back with high manganese, iron, and salt, so they had a large water filter system installed to make the water suitable for animals, plants, and to top the house tanks up if needed. There are 7 taps around the property from this bore to water different areas.

#### **Dam**

There is a spring fed dam about 2/3 down the property which you could have a pump on for watering etc.

#### **Septic system**

Aquanova septic system with an above ground purple outlet hose, this system has been running perfectly and can service up to 10 people living at the property if needed. This has been serviced every 3 months.

Shed/Workshop as per on the floor plan, vehicle accommodation for 5 cars, workshop area, storage/barn lock up shed, plus a small garden shed at the back of the cottage. Power to the workshop.

Most of the hard work has been done and the expensive things have been updated on this property, maybe a lick of paint on the exterior of the Cottage is needed, a colour the new Owner can choose to make it their own.

Only a few minutes drive to Tewantin Village for all your daily needs, medical, groceries, newsagent etc. Noosa River and Noosa Main Beach only 10 Minutes to 15 minutes from here. Have the best of both worlds, quiet country living, but so close to all the famous iconic attractions that Noosa/Noosaville offers.