

# 12 Settlers Rise, Pomona, Qld 4568

GEORGE

## House For Sale

Saturday, 6 April 2024

12 Settlers Rise, Pomona, Qld 4568

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 5185 m2

Type: House



Carlene George



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## Offers Over \$1.375m

This truly gorgeous property on 1.25-acres, is tucked away in a no-through road just minutes to the historic Noosa hinterland village of Pomona, offering exceptional privacy, a glorious northerly outlook, quality home plus architecturally designed, fully certified studio providing dual living possibilities. The home itself is high-set with parking, storage and multi-purpose space under; and comprises four bedrooms, two fully tiled bathrooms, light-filled lounge, quality kitchen, dining, north-facing deck with flyover roof, and European-style laundry – on upper level. Cypress flooring in living/dining/kitchen, carpets in bedrooms, 4 x split system air-conditioners, ceiling fans, Caesar stone benches in kitchen, 5-burner Electrolux gas cooktop, Bosch dishwasher, stacker doors to balcony from living plus direct access from master to balcony, under-deck entertaining space, and sun-drenched 10x6m saltwater inground pool surrounded by expansive decking – are some of the home's many features. It is also worth noting the roof was recently repainted and the gutters replaced. The double story hexagon-shaped studio, aptly named “The Treehouse” is fully self-contained comprising a huge light-filled master bedroom with oversized windows and louvers, study, bathroom on each level, lounge opening out to pool deck, and kitchenette. Ceiling fans, spotted gum flooring, and gas hot water are features, and presentation is pristine. Infrastructure on the property includes bitumen driveway, fencing, 3-bay powered shed with 2 roller doors with 5k gallon water tank, plus 2 x 7k gallon tanks with cartridge filter (on house and studio). There is also plenty of room and great access to bring in a caravan/RV/boat; it's the complete lifestyle property in every sense. The land is fully useable and gently sloping with masses of grassy space for children and pets to play; stands of trees promote privacy and harmony, providing shade and shelter for birds, and enhance the setting, creating a haven amongst nature. Less than five minutes to the local school, shops, and rail, plus only 10 minutes to access Cooroy's major amenities, 25 minutes to Noosa River, and 35 minutes to Noosa Main Beach – it's gentle country-style living without compromise; the very best of both worlds indeed! Tightly held since 1994, this is an outstanding property that will resonate with many buyers; be the first to act.

Summary of Features:- Charming highset home with northerly aspect on 5185m<sup>2</sup>- Architect-designed, fully certified self-contained studio- 5 bedrooms, 4 bathrooms, study, separate living areas- Quality kitchen – gas cooktop, stone benches, Bosh dishwasher- 10x6m sundrenched inground pool with expansive decking- Parking, storage & multipurpose space under main house- Powered 3-bay shed with 2-roller doors, 3 x water tanks- Private setting, quiet leafy pocket just minutes to village- Tightly held since 1994, an outstanding lifestyle property