

**154 Doonan Bridge Road, Verrierdale, Qld 4562**

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FROM THE MOUNTAINS TO THE SEA

**Sold House**

Monday, 14 August 2023

154 Doonan Bridge Road, Verrierdale, Qld 4562

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 8356 m2**

**Type: House**

**\$1,055,000**

\*\*\*All offers to be submitted no later than 5pm on Tuesday 18th July.\*\*\* Been dreaming of escaping suburbia but torn between making a sea change and a tree change? Here, you can have the best of both. With approximately 2 private, usable acres enveloped by tall trees on a quiet country road, this lovely property is only a short drive to several stunning Sunshine Coast beaches. Plus, it comes with a gorgeous, character-filled Tudor style cottage and a number of lifestyle features. Reached by a tree lined drive to the rear of the block, the cottage boasts traditional characteristics such as timber floors, high raked ceilings, stained-glass casement windows, and French doors leading onto an elevated, wraparound deck. And you won't have to forgo modern comforts either, with contemporary features including reverse cycle air-conditioning and solar hot water. The main level centres around an open plan living space, including a combustion fireplace perfect for cosy winter evenings and a country-style kitchen with hoop pine benches and gas cooking. It also includes the guest bedroom and a bathroom with clawfoot tub. A mezzanine level is home to the loft-style main bedroom, where you'll also have ample space for a sitting area or study nook. A separate lined shed adjacent to the cottage makes an ideal space for hanging out with friends and loved ones. It could also work as an art studio, games room or home gym. If you enjoy entertaining outdoors, it has an outside cooking area and a composting toilet. Or you might prefer to sit under the stars around the fire pit or enjoy balmy summer days beside the inground pool. Additional infrastructure includes a 9m x 12m shed and a large carport for your caravan, boat, RV or extra vehicles. If you're looking to live more sustainably, you'll appreciate the vegetable gardens and variety of fruit trees, drinkable bore, approximately 10,000 gallons of filtered rainwater storage, and approximately 4kw of solar panels. While affording new owners absolute peace and privacy, the property is located close to shopping centres and schools. Both Coolum and Peregian beaches are less than 15 minutes from your doorstep, as is Eumundi, giving you a choice of coastal and hinterland leisure opportunities. With its versatility, fabulous location and charm, this property will appeal to a wide range of buyers, so secure your inspection without delay. Features: • Approx. 2 private, usable acres surrounded by trees • 2-bed, 1-bath Tudor style cottage oozing with character • High raked ceilings, timber floors, combustion fireplace • French doors to wraparound deck, stained glass windows • Open plan living, kitchen with gas cooking, clawfoot bath • Lined shed with outdoor cooking area and composting toilet • Solar hot water, reverse cycle AC, approx. 4kw solar, fire pit • Inground pool, 10,000-gal rainwater, drinkable bore • 9 x 12m shed, room for caravan, RV or boat, 3 phase power • Veggie gardens, fruit trees, fish pond, 3 x carports • 15 mins to Eumundi and beaches, 21 mins to Sunshine Coast airport The information contained herein has been obtained through sources deemed reliable by Hinternoosa, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Check with the local council for usage regulations.