

**16 Cox Street, Yandina, Qld 4561**

**House For Sale**

Thursday, 13 June 2024



**16 Cox Street, Yandina, Qld 4561**

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 887 m2**

**Type: House**



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## Offers Over \$1,950,000

Tucked away in a quiet cul-de-sac is this ultra-impressive custom-designed and master-built tri-level residence backing directly onto the South Maroochy River showcasing stunning water and parkland views across to Mount Ninderry, and offering super-sized family living, incorporating genuine dual occupancy. Across the three levels the residence comprises formal entry, six bedrooms, three fully tiled bathrooms plus powder room, three kitchens, multiple living areas (including media room), enclosed patios to admire river vista, storage and multi-purpose rooms, wine cellar, separate laundry, and double lock up garage plus masses of onsite parking on an 887m<sup>2</sup> fully fenced block. With approximately 626m<sup>2</sup> in total - this is grand in scale and vision; and the floor plan has been cleverly designed to facilitate dual living with the upper level fully self-contained; perfect for housing extended family members, guest quarters, permanent rental or short-term Airbnb accommodation. Everything about this property exudes quality and class - no expense was spared and attention to detail was meticulous. Features include 2.7m high ceilings, internal double brick (freshly painted) rendered walls, new timber and glass pivot door at entry, ornate plaster cornices throughout, New Guinea Rosewood internal doors, decorative ceiling roses with chandeliers imported from Venice, ducted air-conditioning, new split system on upper level, granite internal staircase and skirting boards, banks of bifold stacker doors to enclosed patio, outdoor shower, 3 x water tanks, and solar power. The exterior of the property is fully concreted - with dual entry via electronic security gates; there is not a blade of grass to mow, so despite the palatial size of the home and the generous block size, there is virtually zero yard maintenance. A private full length alfresco terrace runs alongside the rear of the home...an inviting space for social gatherings and relaxation, and your guests will be enchanted by the turtles, ducks, and birdlife that can be quietly observed on the river; not to mention the view of Mount Ninderry to the east - it is truly an idyllic setting with a protected outlook. From here it's just a short stroll to the delightful village of Yandina to access shopping, dining, historic tavern (Sunshine Coast's oldest), markets, and rail to Brisbane; Yandina State School is a 20 minute walk, and it's two kilometres to the award-winning Spirit House Restaurant for world-class Asian cuisine. Coolum Beach and Sunshine Coast Airport are just a 20 minute drive, and access to the motorway is quick and easy. This is a totally unique home in many senses, built to a standard that would be difficult to replace and is rarely found - it absolutely must be inspected to really appreciate the quality, outlook, and sheer scale. It will leave an indelible impression on all whom enter...come along and see for yourself. This property will be viewed via private inspection only. To book an inspection or for more information, contact this listing agents Scott Walters on 0447 474 982 and Tristan Brown on 0403 665 643\*Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.