

**16 Mountindale Court, Mooloolah Valley, Qld 4553**

**AMBER WERCHON**

**Acreage For Sale**

Friday, 24 May 2024

16 Mountindale Court, Mooloolah Valley, Qld 4553

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3715 m2**

**Type: Acreage**



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## New to Market

Amber Werchon Property presents to the market, 16 Mountaindale Court Mooloolah Valley. This 100-year old charm-filled, Queenslander on a private, fully useable flat 3715m<sup>2</sup> block, tucked away in a whisper-quiet, coveted cul-de-sac, offers family-friendly living with versatile options including dual occupancy possibilities. Across two separate wings, the home comprises four/five bedrooms, two bathrooms, four toilets, study, rumpus/5th bedroom, modern kitchen with walk-in pantry, open plan living/dining flowing out to north facing covered deck, and two laundry/utility rooms. A hallway connects the original home with the extension (built by previous owners); and the floor plan could facilitate dual living for extended family members or work-from-home purposes., with excellent separation between the eastern and western wings, each with their own entry and deck. Vaulted ceilings and wood combustion heater in lounge, hardwood timber floors, original casement windows, decorative cornices in study area, split system air-conditioning, gas cooktop, ceiling fans, shower over spa bath in family bathroom, and new carpets are existing features; and the home has been freshly painted inside and out. Infrastructure on the property includes driveway, partial boundary fencing, 22,000-litre rainwater tank, bore, and powered 6x6m 2-bay shed. A dedicated cosy firepit area has been created in front off the main deck boasting 100% privacy – a truly delightful space to toast the good life under the sparkling stars on a crisp, clear winter evening and there is masses of room to put in a pool. Leafy established gardens – a blend of tropical and native, frame the home, and there is also fruit trees and vegetable patches providing fresh produce from garden to plate...acquire a few chickens and you can add free range eggs to the mix! This is idyllic country-style living the whole family will love. Located on the outskirts of the historic hinterland town of Mooloolah, just a few minute drive to the village, primary school, and railway station; 20 minutes to the university, 25 minutes to major hospitals, 30 minutes to stunning coast beaches, and 65 minutes to Brisbane International Airport – you can enjoy the peace and tranquillity of gentle acreage living without sacrifice. With lashings of character, charm, and warmth; a versatile floorplan, and low maintenance parklike grounds (just under an acre) – invest in your slice of hinterland perfection! Call Marni Sweedman or Terri-Anne Murray for more information. Home Sweeds Home Pty Ltd working in conjunction with Amber Werchon Property.