

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



**House For Sale**

Wednesday, 29 November 2023

16 Nicolle Court, Mooloolah Valley, Qld 4553

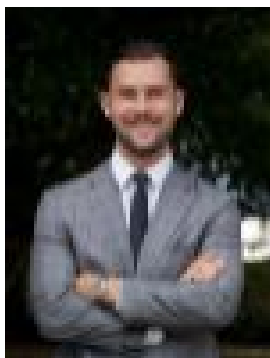
**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 5**

**Area: 8911 m2**

**Type: House**



Brodie Rodgers

0406501684

## Auction

Welcome to the epitome of acreage retreat living at 16 Nicolle Court. Meticulously designed to cater to the needs of expansive families or those seeking diverse earning opportunities, this property offers an array of possibilities. Situated on an expansive 8911 sqm (2.2 acres) usable allotment, the main house is a harmonious blend of modern aesthetics and classic charm. The open lounge seamlessly flows into the dining area, which connects to the recently refurbished and substantial stone kitchen. Polished concrete flooring adds a modern touch, while the kitchen features a generously sized walk-in pantry. Additionally, a meals area or mudroom provides extra convenience. The master retreat is a spacious haven, featuring a large walk-in robe with built-in cabinetry, a barn-style sliding door, an ensuite with a separate toilet, and an adjoining spacious office space. Ideal for larger families, two bedrooms to the left of the home offer ensuites and separate entries. In the centre, a versatile space can serve as a fourth bedroom or an additional office. The main residence boasts a capacious undercover entertainment area, providing privacy and a perfect vantage point to appreciate the in-ground lagoon-style pool and scenic views of the gardens and birdlife. Connected by expansive decking, two self-contained studio cottages offer versatile spaces. The bottom studio, with wheelchair-friendly features, comprises a large open bedroom, kitchenette, and bathroom/laundry space. Upstairs, the top studio includes a separate balcony, walk-in robe, and a stunning bathroom. Both studios provide captivating views of the established gardens and dam, opening up possibilities for home businesses, health retreats, or accommodation under NDIS. The property, with dual road access to Mooloolah Connection Road and Nicolle Court, includes a large shed with 3-phase power, perfect for boats, caravans, or workshops. Only 3 km from Mooloolah and 15 minutes from Caloundra's beaches, the location offers proximity to amenities and recreational opportunities like kayaking at Ewen Maddock Dam. Features at a glance:

- Enjoy 2.2 acres of versatile space for your dream lifestyle
- Multiple dwellings offer endless possibilities for your ideal sanctuary
- Separate sewage and hot water systems ensure convenience in dual living
- Large solar power system for eco-friendly living and energy savings
- Dual road entrances provide freedom and accessibility
- A large dam adds a touch of nature's beauty to your property
- Just 5 minutes from Mooloolah town and a quick train ride to Brisbane
- A spacious shed with 3-phase power and room for a caravan - ideal for hobbies
- Covered parking for 5+ vehicles

This remarkable acreage property awaits your discovery. For more information or to arrange a viewing, contact Brodie Rodgers at 0506 501 684. Properties of this calibre are exceedingly rare!