

226 North Arm Yandina Creek Road, North Arm, Qld 4561

Coolum Beach Realty

Sold Acreage

Friday, 20 October 2023

226 North Arm Yandina Creek Road, North Arm, Qld 4561

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 4233 m2

Type: Acreage



Rosemary Mellish - Hinterland & Coastal Sales

\$821,000

Incredible potential on offer, to be sold as is. Large 4 x bed home on 4233 sqm block of cleared rural land located in the sought-after area of North Arm. Elevated block with sensational vistas across rolling paddocks & the mountain skyline taking in Mt Eerwah. Offering a wonderful opportunity to create a remarkable rural lifestyle. Held & treasured by the same owners for the past 33 years, it is now opening an opportunity for a new chapter to begin. The large dwelling has 3.2m high ceilings, VJ wall panelling & timber fretwork over the door frames. It consists of 4 x bedrooms, 2 x living areas plus an enclosed sunroom opening onto a covered veranda, a huge kitchen/dining area, 1 x bathroom and internal laundry. The vision is here to create open plan living, outside entertaining areas and add the ensuite bathroom which has been council approved. In addition, there is a 9 x 7.5m shed with concrete flooring, 3 phase power & work bench, plus a double carport with roller doors. The property is fully fenced & gated and adorned with mature Poinciana trees offering colourful blooms and shade, a wonderful ancient mango tree plus a variety of other citrus & fruit trees. Walking distance to the North Arm State School, 7 minutes from Yandina and only 20 minutes to Coolum Beach. Summary of Features:

- New power lines- (partially underground), 3 phase power to both the shed & house
- 45,000 litres water storage + additional 2 x 5,000 gallon poly tanks not installed
- 400 litre electric/solar HWS
- 9 x 7.5m x 2.5m (height) shed with 3 phase power, sliding door + work bench
- Double carport with roller doors
- New roof
- 3.2m high ceilings, VJ walls, ceiling fans
- Wireless NBN
- Concrete driveway directly to the house
- Fully fenced & gated
- Range of fruit trees incl. mango, citrus, lychee, banana, cherry guava, macadamia

This property is available to inspect by appointment only. If you wish to arrange an inspection time, please contact Rosie on 0408674279