

25 Valley Court, Doonan, Qld 4562

Sold House

Wednesday, 4 October 2023

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Bedrooms: 3

Bathrooms: 4

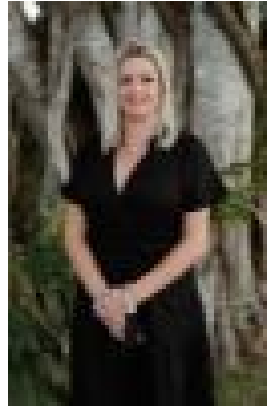
Parkings: 2

Area: 5490 m2

Type: House



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Stacey Hitch

0411429499

\$1,220,000

UNDER OFFER - "Subject to conditions - Back up contracts welcome" Tucked away on a leafy elevated 5490m² block in a whisper-quiet dress-circle Doonan cul-de-sac is this dual level home with a versatile floor plan that could be adapted to suit dual living for the extended family & set amongst lush, mature native and tropical trees it is a veritable sanctuary of serenity and calm. Across two levels, the home comprises formal entry foyer, three bedrooms, four bathrooms, kitchen plus 2 x kitchenettes, open plan living and dining, study, office, rumpus/multipurpose space, front and rear verandah, front and rear deck, and double lock up garage. The ground level rooms are both ensuited with kitchenettes and multipurpose space with external access - offering wonderful flexibility of usage that includes not only dual occupancy but also work-from-home possibilities. Raked vaulted timber ceilings in main living, VJ ceilings in bedrooms, timber flooring, direct deck access from all upper bedrooms, ceiling fans, wood fired stove for both heating and cooking, internal timber staircase, gas heated spa and plunge pool, 2.8kW solar power, solar hot water, garden shed, chook pen, 3 x water tanks, and Taylex water treatment - are all notable features, and this is certainly a property where you could explore self-sustainable 'off-grid' living. The established sub-tropical gardens complement the ambience of the home and provide not only wonderful privacy and a verdant outlook; there is also a variety fruit trees supplying fresh produce from garden to plate, and vegetable/herb beds. Two small dams are also onsite, and there is an abundance of birdlife and wildlife who also cohabit this pocket of natural bliss. It's elevation and north-easterly aspect ensure there is good natural light as well as gentle breezes circulating throughout; it is very much a home in harmony with its surrounds and is perfectly positioned on the block to maximise comfort and liveability. Located just a few minutes to Noosa Valley Golf Course, if you aren't already a golfing aficionado, you soon will be...and it's only 10 minutes to the historic village of Eumundi with its famous biweekly markets, 15 minutes to Noosa River with boutique dining along Gympie Terrace, and 20 minutes to Noosa Main Beach. From bush to beach, it's all here to embrace. Long-term owner is motivated to secure a sale this spring. If you appreciate privacy, lifestyle, versatility, and nature - you will love this.

- Dual level character home on 5490m²
- Leafy, private, elevated setting will delight
- 3 bedrooms, 4 bathrooms, study + office
- Open plan living & dining + rumpus/MPR
- Kitchen + 2 kitchenettes + wood fired stove
- Expansive front & rear decks, both levels
- Private gas heated plunge pool & spa
- Mature gardens including fruit trees
- 2 small dams, chook pen, garden shed
- Solar power, solar hot water, 3 x tanks
- Dual living possibilities + live off grid
- 2 mins drive to Noosa Valley Golf Course
- 10 mins to Eumundi markets & village
- 15-20 mins to Noosa River & main beach