

**264-274 Sunrise Road, Doonan, Qld 4562**

**Sold House**

Monday, 14 August 2023

hinteroosa  
FROM THE MOUNTAINS TO THE SEA

264-274 Sunrise Road, Doonan, Qld 4562

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 6**

**Area: 8425 m2**

**Type: House**



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**\$1,610,000**

Looking to live the sustainable lifestyle, where you can comfortably live off the land, whilst also enjoying passive income from dual residences?..., then look no further, your hinterland dream property is awaiting. With 2 acres of wonderful elevated and gently sloping land to enjoy you'll be spoilt for choice where to spend your time, this property exudes opportunity and allows the next owners to truly capitalise on the flexibility this income producing home provides. Entrance is off Sunrise Rd with two separate security gated entrances and long boundary allows good separation between the self-contained cottage and the main dwelling. The main home is light filled and has three bedrooms with a large combined open plan living dining area with a further dining area adjacent to the kitchen. Leading off the kitchen, which has gas cooking, dishwasher, laminate benches and beautiful vistas across the lower land, is the full length timber deck surveying the property and a perfect place to dine under the stars. Timber plank flooring throughout the home with wood combustion fireplace, there is a separate office space overlooking the yard below with ceiling fans and air conditioning. The expansive master suite enjoys good natural light, lovely shuttered window bench seat, has its own separate entrance with fully tiled ensuite with shower over bath and toilet. The two other bedrooms are carpeted, have built-in wardrobes and both enjoy good light and vistas over the yard. The modern two bedroom cottage was built only five years ago, and is the perfect retreat for either extended family, passive income, or great option for multigenerational living. There is a separate electric gated entrance off Sunrise Rd, and there is a single car carport adjacent to the cottage. Combined living dining space with wood combustion fireplace adjoins the well appointed kitchen, which includes stone bench tops, gas cooking, and loads of storage. There is a separate bathroom, internal laundry and both bedrooms enjoy beautiful natural light, ceiling fans, with the entire cottage air-conditioned and beautiful timber flooring throughout. The full-length wooden timber deck allows great entertaining space or room for a daybed to relax and enjoy the coastal breezes. Both homes are elevated and enjoy beautiful coastal breezes, there is 6.5 kW solar on each property and it's metered separately, great for passive income / rental possibilities. Security system in place allows for electric gated entrance, cameras for added security externally and internally. There are four dams on the property cascading into each other, pumps to access the abundant water storage with an additional highlight, a fire sprinkler system built-in to protect the cottage. Additional infrastructure on the property includes a 2 bay garage, extending into huge rumpus/games room which has power and water. There are multiple water tanks, providing abundant water storage to both main home and the cottage, a composting toilet near the games room, and let's not forget about the wonderful treehouse.... Every kid or kid at heart will thoroughly enjoy the beautifully crafted lifted straight out of the movies of Peter Pan Tree House, it's a great space for the kids to play and create their own memories. The land has been landscaped and thoughtfully designed so you can enjoy all the land has to offer and access the entire property. There's even a beach complete with sand where you can jump into the dam and cool off in the summer, vegetable beds, fruit trees and natural vegetation complete the picture. Position perfectly within the Golden Triangle this Doonan property is just 15 minutes to either Eumundi, Noosaville and local schools or a further 20 minutes on the sands of Noosa Main Beach or the Eastern Beaches. Inspections are welcomed by private appointment, I look forward to your enquiry and showing through the property. We Love... Dual Living with separately metered Solar power Ideal for work from home, passive income or multigenerational living Abundant water tanks and dams with pumps Workshop and huge games room Double Garage, Single Carport, Multiple Open parking for Caravans / Boats Fire sprinklers, Security System, Electric Gates Elevated to enjoy coastal breezes Tree house, Vegetables, Fruit Trees 10 mins to Doonan Shops, 15 mins to Eumundi / Noosaville The information contained herein has been obtained through sources deemed reliable by Hinternoosa, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Check with the local council for usage regulations.