

31 Eudlo Flats Road, Diddillibah, Qld 4559

Sold House

Wednesday, 20 September 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 4000 m2

Type: House

\$1,250,000

Tucked away on a leafy, flat, flood-free usable acre is this expansive single level brick veneer home, tightly held by original owners since it was built in 1990, and offering a private, gentle country lifestyle within 15 minutes of beaches and major amenities. The home itself is solidly built and boasts a well-designed floor plan facilitating excellent integrated indoor-outdoor living with a three-quarter covered wraparound verandah accessed from multiple rooms. Comprising four bedrooms, 2-way bathroom, separate toilet, quality kitchen with bay window servery to verandah, two separate living areas, and large laundry (could be converted to a second bathroom); it is family-sized and family-friendly. Slate flooring in main living/kitchen/bathroom and carpets in lounge and bedrooms, ducted air-conditioning, ceiling fans, skylights, stone benches in kitchen, gas cooktop, outdoor fireplace on timber deck, and 6.5kW solar power - are some of the home's many features, and there is a delightful bush outlook showcased from every room. The alfresco entertaining area with its concrete saltwater inground pool will be the 'go to' space after a morning at the beach, playing club sport, or retail therapy - come home, uncork the champagne, select your favourite Spotify playlist, fire up the BBQ, and let the good times roll on and on...this is a truly wonderful private outdoor zone for making memories and relaxation. You'll be counting down to the weekend every single day. Infrastructure on the property includes a reconstituted bitumen driveway, carport with extra height for RV/boat/caravan, 6x6m powered shed with lean-to, 2 x rainwater tanks, bore pump and for garden irrigation. Lush established gardens complement the home beautifully, with a mixture of native and tropical, raised vegetable beds, and a variety of fruit trees including mulberry, grapefruit, lemon, bananas, plums, and mango - put in a chook pen and you can be dining on fresh produce from garden to plate! An abundance of wildlife and birdlife can be quietly observed over your morning cuppa or twilight wine on the verandah or deck; the setting is idyllic, a genuine taste of country life without masses of maintenance - this is arguably the perfect acre. All this acreage bliss can be yours to savour without isolation - it's only five-minutes to the Bli Bli shops, eight-minutes to the M1, 10-minutes to Bradman Avenue to launch a boat on Maroochy River, and 15 minutes to the university, beaches, and airport; and a school bus picks up children directly out the front for various public and private schools, could it be any more family-friendly? Offered to the market for the first time, inspections will reveal why this one is a 'keeper'. • Private, flat, fully usable flood-free acre • Built in 1990 - tightly held since then • 4 bedrooms, 2-way bathroom, 2 living • Kitchen with stone benches & servery • Wraparound covered verandah + deck • Sunny inground concrete saltwater pool • Ducted A/C, slate floors, 6.5kW solar • 6x6m powered shed + caravan/carport • Rainwater tanks, bore pumps for gardens • Fruit trees, veggie beds, birdlife & wildlife • 5 mins to Bli Bli, 15 mins to coast beaches • First time to market - this one is a 'keeper'