

# 35-37 Pathara Rd, North Arm, Qld 4561



## House For Sale

Wednesday, 17 April 2024

35-37 Pathara Rd, North Arm, Qld 4561

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 7

**Area:** 8977 m2

**Type:** House



Kate Henderson-Burton



Fiona Gregory  
0431366364

## Offers over \$1.2 mill

Welcome to 35-37 Pathara Road, North Arm. Reluctantly offered to the market for the first time in 23 years and held in a close knit community where everyone knows each other. This four bedroom two bathroom home with semi detached air-conditioned master bedroom (parents retreat) with walk in closet and ensuite. This solid hardwood & red cedar home represents a golden opportunity in today's market. Positioned on a flood free block nestled between two ridges protecting you from the weather but still allowing the cool breezes. The home is built for practicality & private living. The home was built by a master builder with extra care taken down to each weather board being individually chamfered. All four bedrooms are a good size. The two bathrooms are functional with the ensuite being recently refurbished. The combined kitchen, dining and lounge are air-conditioned plus a wood fire place for all-round climate control. The bay window and cathedral ceilings with raked ceilings over a pine tongue & groove backing links it all together with hardwood flooring. The galley style kitchen is functional with gas cook-top, electric oven, AEG dishwasher & integrated fridge nook. Under the home is concreted and a great storage area & workshop. The laundry is also downstairs with a third toilet for convenience. Vehicle accommodation is abundantly available with a three bay titan shed with concrete floor & power. Plus a three bay carport detached to the home plus a purpose built caravan transportable shed with 10 & 15 amp power for the caravan. What sets this property apart is the tremendous potential it holds. It's a solid investment for buyers who see the value in enhancing the property over time. There's plenty of room for improvements and adding your personal touch. The land itself is approx. half cleared and the rest natural Eucalypt forest with walking tracks and a seasonal creek. Plenty of room for all the toys. North Arm is between Yandina & Eumundi in the Sunshine Coast Hinterland. 3 minute drive to North Arm State School, 20 minutes to Noosa, 30 minutes to Maroochydore and a compatible 1hr 30 minute drive to Brisbane city. Property Code: 1572