

**37-41 Tallgum Avenue, Verrierdale, Qld 4562**

**JACKSON JONES**

**Sold House**

Saturday, 2 September 2023

37-41 Tallgum Avenue, Verrierdale, Qld 4562

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 7627 m2**

**Type: House**



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**\$2,100,000**

Looking for a private and spacious family home with tennis court, pool and absolute wow factor? This beautiful tri-level brick-built property, situated on the edge of sought-after Doonan and just 15 minutes from Noosa, boasts one of the most spectacular feature windows we've ever seen. With a bush backdrop offering private leafy vistas in every direction, it combines the wide wraparound verandahs of a traditional Queenslander with the proportions of a grand country homestead. The multiple living spaces and generous bedrooms of 'Tranquility' create room for the family to co-exist happily without ever treading on each other's toes. And almost two acres of low-maintenance gardens, complete with a fenced all-weather tennis court, lagoon-style freshwater pool, firepit area and bush walking trails, create a backyard the kids will love to spend time exploring with their friends. Entering the house, it's hard not to be wowed by the soaring glass window framing the surrounding bush. Dominating the ground floor of this substantial home, it provides a spectacular backdrop for family dinners and nights gathered around the open fire in the property's expansive central living/dining areas. Adjoining is a large modern kitchen with Caesarstone benchtops, sit-up counter and a 900mm Smeg oven with 6-burner gas cooktop. Featuring double doors leading out to the surrounding verandah, there's a ton of storage and prep space here and a second dining or 'breakfast' room. Also on the ground level is an office with external access (or fifth bedroom), a queen bedroom with bay window, a shower bathroom and a laundry. Downstairs, the lower level is the ultimate party zone. A sizeable rumpus area with its own bar leads out through double doors to the pool deck. There's a separate WC down here, and two big storage rooms allowing for perfect gym space and/or wine cellaring. Heading up to the first floor, a large central mezzanine offers excellent play areas or additional living and study space. Two more queen bedrooms, both with built-ins and double doors leading out to the verandah, are serviced by a chic family bathroom. The luxe master suite encompasses a walk-in wardrobe and a lovely double sink ensuite, offering access out to the private covered deck on two sides. Cooling is ensured through ducted air conditioning, with flyscreens and ceiling fans throughout allowing the breezes to flow. Outside, a spacious double garage with bathroom has been designed in keeping with the main house, providing ample sheltered parking or an opportunity for a studio or guesthouse. There's plenty of additional off-street parking for boats, cars and caravans, too. 37 Tallgum Ave is 5 minutes from Eumundi and 15 minutes from Noosa, offering proximity to the Sunshine Coast's best beaches, bushwalks, amenities and schools. Yet this hidden gem, with its abundant native trees, birds and wildlife, feels like a peaceful tropical oasis. Call Kate on 0419 128 656 to inspect today.

What we love:- Spacious, beautifully maintained family home in sought-after location - Quiet, private location among other quality homes- Almost 2 acres of easy-care grounds with walking trails and firepit area- Lagoon-style freshwater pool- All-weather tennis court- Spectacular picture window- Multiple living spaces- High ceilings and hardwood timber floors- Beautiful bush outlook from every room- 5 bedrooms, or 4 plus office- 4 bathrooms plus downstairs WC- Spacious master with walk-in wardrobe and ensuite- 45,000L rainwater tank with double filtration- Ducted air conditioning, plus flyscreens and ceiling fans throughout- Large contemporary kitchen with Smeg appliances- Lower level rumpus room with bar and pool deck access- Perfect gym and wine cellar space- Wide wraparound verandahs on two levels- Abundant native birds and animals- Large double garage with bathroom providing studio potential- Space for gym - Plenty of additional off-street parking- 5 mins from Eumundi, 15 from Noosa

Verrierdale Verrierdale is a rural locality found between Eumundi, Doonan and Peregrine Springs on the Sunshine Coast. Home to quality acreage properties, it boasts proximity to some of the region's best schools, shops, bush trails and beaches. It is 13 minutes from Peregrine Beach and 1.5 hours from Brisbane.