

# 37 Parsons Road, Coondoo, Qld 4570



## Sold Lifestyle

Monday, 11 September 2023

37 Parsons Road, Coondoo, Qld 4570

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 12 m2**

**Type: Lifestyle**

**\$950,000**

This immaculately presented property presents a unique opportunity to own a quality home with in-ground pool, placed on 30-acres of flat usable land including 3 sheds, 3 dams and a set of cattle yards. All the hard work has been done! Situated in Coondoo, 30 minutes North East of Gympie, 40 minutes to Noosa and under an hour to Maroochydore. 37 Parsons Road is placed on a quiet no-through road, offering privacy and tranquility. As you explore the property, you'll be surrounded by breathtaking mountain views, creating a picturesque backdrop for your everyday life. The gently sloping 30 acres (12ha) contains improved pastures, of Rhodes grass, Paspalum, Pangola, and Kikuyu, making the property perfect for those seeking an opportunity to run horses a few head of cattle or other livestock. The property is fenced into three paddocks with 4 strand barb wire and some electric fencing utilised for strip grazing. There are also three dams in place ensuring a reliable water supply for all animals. The high rainfall in this area further enhances the potential of the land, making it an excellent investment opportunity. The lovely 3-bedroom brick home is designed for entertainment, comfort and convenience with a free-flowing layout, starting in the dining area through the kitchen and into the lounge and out to the expansive 13x13m outdoor entertainment area that soaks in stunning mountain vistas. The kitchen boasts a full-size pantry, plenty of bench space, an electric cooktop, and a wall-mounted oven, catering to all your culinary needs. The main bedroom is air conditioned and comes complete with walk in robe and own ensuite featuring a walk-in shower, single vanity and toilet. The remaining bedrooms are equipped with fans and built in wardrobes with mirrored doors. All rooms have full length glass sliding doors which lead out onto full length under covered, wrap around verandas allowing you to appreciate the beautiful surroundings from every angle. The family bathroom includes a tiled shower, single vanity, full size bath tub and a separate toilet, while the separate laundry and linen storage down the hallway offers great practicality and functionality. Additional features of the house include a 6.5KW solar system and flyscreens on all windows and doors. The house yard is fully dog-proof fenced, providing a safe environment for your best friends. The sparkling 10x3m in-ground pool is perfect for relaxing and has a large paved area and low-maintenance gardens surrounding the pool making it a very inviting space to spend countless hours. Further quality infrastructure includes a 12x8m high-clearance 3-bay powered shed with concrete flooring and lockable roller door to one end. There is also a second powered 12x8m 2-bay lockable shed with dual roller doors and a third 7x4m open machinery shed suitable for storing implements and/or stock feed. A total of 12,500 gallons of rainwater storage is collected from three tanks ensuring a sustainable rain water supply. For those with livestock pursuits, this property offers timber and steel cattle yards with a head bale, concreted loading ramp and two holding yards. The presence of mature mango trees and a small selection of fruit trees adds a touch of self-sufficiency and allows for home grown produce. 37 Parsons Road is under 10 km's from both Kin Kin and Wolvi State Primary Schools and approximately 20 minutes from Gympie East or Cooran Primary State Schools and within reach of Noosa District or Gympie State High Schools. Embrace the serenity, space, and natural beauty that 37 Parsons Road, Coondoo offers and call Marketing Agents Craig and Natalie Mellor now on 0411 289 333 or 0429 898 555 to arrange an inspection any time.

Summary:

- 30 acres (12ha) improved pastures - Rhodes grass, Paspalum, Pangola and Kikuyu
- Fenced into three paddocks, three dams, high rainfall area, quiet no through road
- 13x13m outdoor under covered entertainment area, stunning mountain views
- Full wrap around under covered verandas, quality dog proof fenced house yard
- 10x3m sparkling in ground pool with large paved area and low maintenance gardens
- 3 bedroom brick home, main bedroom with air con, ensuite, walk in shower & robe
- Remaining bedrooms - fans, robes with mirrored glass doors, sliding doors to verandah
- Main bathroom - tiled shower, single vanity, bath tub and separate toilet, separate laundry
- Kitchen - full size pantry, plenty of bench space, electric cooktop and wall mounted oven
- 6.5KW Solar, flyscreens on all windows and doors
- 12x8m high clearance, 3 bay powered shed, concrete floor, lockable roller door on one end
- 12x8m 2 bay lockable powered shed with concrete floor and two roller doors
- 7x4m open machinery shed suitable for storing implements and or stock feed
- Total of 12,500 gallons rainwater storage from 3 tanks collecting from the house and shed
- Timber and steel cattle yards with head bale, concreted loading ramp and 2 holding yards
- Mature mango trees and small selection of fruit trees in place
- Under 10 kms to Kin Kin or Wolvi state primary schools
- Approx. 20 min to Gympie East or Cooran primary and/or Noosa District or Gympie High

All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering into any contract of purchase.