

# 4 Brush Box Lane, Federal, Qld 4568

## House For Sale

Tuesday, 16 January 2024

4 Brush Box Lane, Federal, Qld 4568

Bedrooms: 5

Bathrooms: 3

Parkings: 7

Area: 4 m2

Type: House



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## CONTACT AGENT

Tucked away in a quiet country lane just a short drive to Pomona and three minutes to the local school, is this solidly built family home on 4.15-hectares, offering blissful, private, picturesque acreage living that you will truly fall in love with. Across an expansive single level with a floor plan that could lend itself to the possibility of dual living; the home comprises formal entry, five bedrooms, three bathrooms, formal lounge, dining off central kitchen with bay window, second lounge/family room, wraparound verandah overlooking property, separate laundry, and double lock up garage. Long-term owners have maintained it beautifully and presentation is impeccable; features include raked timber lined ceilings and beams, reverse cycle air-conditioning, fireplace, ceiling fans, French doors from formal lounge and master bedroom to verandah, claw foot bath in main bathroom, bath in ensuite, gas cooktop, Bosch wall oven, his and hers robe in master, and the option of creating a guest wing on the southern side. Infrastructure on the property includes dog fencing around the house, 6x6m double bay shed, 10x7.5m American barn with 3.4m high clearance in middle bay, 3 x water tanks (44,000-litre capacity), and septic system. The owners have also done work on the property to ensure driveable access throughout. A delightful dam is a magical spot to relax with a picnic blanket, a cheese and olive platter, and of course a glass of wine or two...or utilise the table if you prefer, and if you are the creative type, you will find plenty of inspiration to transfer to canvas, sketch pad, or camera film. You'll feel a million miles away from suburbia and the hustle and bustle of modern living, as you while away the time just reflecting and 'being' in the moment. Built circa 1993 and tightly held since 2003, this is a quality home on a glorious acreage parcel nestled away in the rolling hills of the Noosa hinterland; you won't know it's there, and that's part of its appeal. Less than 10 minutes to Pomona, 15 minutes to Cooroy's major amenities, 30 minutes to Gympie, and 40 minutes to Noosa Main Beach; plus, with quick easy access to both the Old Bruce Highway and the M1 - you are not isolated, despite the peace and tranquillity. Inspections will reveal the wonderful warmth and charming ambience that envelops all whom cross the threshold of this truly special home - buyers in the acreage market need to put this top of the list.

- Quality family home on leafy 4.15-hectares
- Private, picturesque, peaceful setting
- 5 bedrooms, 3 bathrooms, 2 living areas
- Wraparound verandah with lovely outlook
- Central kitchen - gas cooktop, Bosch oven
- Raked timber lined ceilings with beams
- Reverse Cycle A/C, fans, cosy fireplace
- DLUG + 2-bay shed + American-style barn
- Dog fencing around house, dam, water tanks
- Tightly held for 20+ years - it's a keeper!