

# 4 Eric Court, Mooloolah Valley, Qld 4553

## House For Sale

Friday, 12 April 2024

4 Eric Court, Mooloolah Valley, Qld 4553

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 8**

**Area: 9421 m2**

**Type: House**



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## Price Guide \$2,300,000

Located at the end of a quiet cul-de-sac in the heart of town, this may be Mooloolah Valleys best keep secret. A sprawling 2.3-acre block only 150 metres to schools and around the corner from the village, enjoy private acreage living in a spectacular setting with unrivalled convenience. A new build of over 360m<sup>2</sup> finished to the highest standard and complete with a 160m<sup>2</sup> warehouse shed and pool, this is the complete package you are unlikely to find elsewhere. The single level custom designed home offers a family friendly open plan layout that wraps wonderfully around the central pool and generous outdoor living. From the moment you step inside prepare to be awed by the grandeur of vaulted ceilings that flow directly onto the patio and provide a brilliant play of light and space. There are multiple living rooms including a generous private area perfect for multimedia or kids' playroom and a separate study and fifth bedroom or library. Featuring a fully equipped central kitchen with quality appliances including integrated waist height oven, dual fridge and sinks, induction cooking and butler's pantry with an abundance of storage. You will find all the bells and whistles that you would expect and more; featuring ducted vacuum system, surveillance, 18 kw ducted reverse cycle air conditioning and the absolute rarity for acreage living-the property is connected to town water and sewer. The master retreat with large ensuite and walk in robe is both secluded and well connected overlooking the pool and picturesque sprawling backyard. With direct access and bathed in natural light this a space that will offer year-round resort style living in your very own HOME. The guest suite also offers an ensuite bathroom and the remaining bedrooms located at the northern wing of the home share a central bathroom and second living area. At over two acres this property provides excellent privacy and a very usable large amount of land that is boarded by a stunning creek, providing a backyard setting plenty big enough for horses, dogs, and playful afternoons in a serene setting. Complete with a high clearance 10mx16m powered and insulated shed this is the perfect set up for home business, boats, and caravans. A new build and meticulously cared for this is the most unique of offerings you will find. With the owners set on their next stage of life this property is set to sell to the luckiest of buyers chasing a forever home sure to impress. WHAT WE LOVE - Acreage living in the heart of town - 150m to Mooloolah State School - Over two acres in a serene private setting - Brand new high end custom designed build - Air con, ducted vacuum, fireplace, pool - Huge 160m<sup>2</sup> warehouse style shed - Vaulted ceilings, integrated kitchen - Private master suite overlooking the pool