

40 Bendixen Lane, Woombye, Qld 4559

Sold House

Wednesday, 16 August 2023

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Bedrooms: 9

Bathrooms: 4

Parkings: 7

Area: 4 m2

Type: House



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\$1,550,000

16 minutes from Maroochydore with three separate dwellings well-spaced over the rolling 10+ acres of land, The Cabin, presently generating a substantial short-stay income exceeding \$25,000 annually, plus the Cottage is permanently tenanted for \$500 per week. Reduce expenses of commercial premises by utilising the Shed and Office to run your business, perfect for any home-run operation that requires space and storage separate from the main residence. Presenting the timeless allure of an expansive Queenslander, this residence serves as the perfect haven for families seeking a harmonious blend of comfort, proportion, and elegance. Spanning two levels, this residence boasts 4 bedrooms, 3 living areas, and 2.5 bathrooms, epitomising grand living. Enhancing the allure of this property is a sprawling 24m x 7.5m2 "SHED". Have you pondered about having enough space to indulge in your hobby? Have you wanted to wake up in the morning, with your coffee warming your hands while you send your crew to work? Think no more.... this SHED is going to accommodate you and more. Configure the ample space to work for your needs, workshop, storage, parking, office, laydown yard, heavy machinery turn circle. Rendered obsolete is the need for external premises, as this all-encompassing space seamlessly accommodates your professional needs. Complementing this grand home is a recently renovated income-producing two-bedroom cabin, featuring a spacious breezeway balcony, with private views, fully self-contained, with double bay parking. All hard and soft furnishings in the cabin are included in the sale, ready to expand on the already lucrative Airbnb income. Discreetly nestled at the entrance to the property is an additional fully furnished three-bedroom cottage, currently tenanted for \$570 per week.

"Queenslander" • 4 bedrooms / 2.5 bathrooms / 3 living • Expansive classic country kitchen with large gas cooktop, ample cupboards & bench space • Main bedroom with ensuite, walk-in-robe, and air-con • Spacious verandas, overlooking the property, wheelchair friendly • Cute Study Nook • Exuding Queenslander charm with stunning hardwood floorboards • Internal & External access to the ground floor • Downstairs polished concrete, with generous bedrooms and separate living areas • 6.6 kw solar • Lockable storage "Shed" • Separate lockable Office • 2+ Bay Garage • 1 Bay Garage • Lockable Storage / Workshop / Gym • Additional Storage • Carport "Cottage" • 2-bedroom, 1 Bathroom fully self-contained • Bushland Views • Double Parking Bay • Current income producing "Cabin" • 3 Bedroom, 1 bathroom with laundry • Open plan kitchen, living & dining • Undercover and external parking • Private entrance, away from the main dwellings • Currently tenanted for \$570 per week

"Woombye Woods" • Rolling 10+ acres • Powered caravan pad • Potential Horse friendly block • Secured house paddock for animals • Dam (currently not in use)

This is a property that needs to be seen to truly take in all that it offers. Aside from three individual dwellings, and let us not forget that SHED, the backdrop is stunning. Over 10 acres of rolling pristine Sunshine Coast land, primed to agist a few horses, set up a hobby farm, or just enjoy the space and take a well-deserved breath. Extended family-friendly, currently income producing, with an opportunity to run your business from the SHED. Under 10 minutes drive to several of the coast's most prestige schools and local shopping. 15 minutes drive will take you to Maroochydore CBD and our local pristine beaches. This is a lifestyle choice that is easy to make. Please arrange a private inspection by calling Amanda Morton on 0475 846 626 or by attending a scheduled open home. Take into consideration allowing 30 minutes to view this property and all that it offers. Disclaimer: The information statements, views/or opinions expressed in this publication are to be used as a guide only. Neither the Seller, Property Lane Realty nor any other person involved in the preparation of distribution of this material gives any guarantee or warranty concerning the accuracy or validity of its contents nor will they accept any liability. All prospective Buyers should make their own enquiries and satisfy themselves by inspection or otherwise as to the suitability of the property