

# 40 Myles Street, Tewantin, Qld 4565

suter · smith · cleine

## House For Sale

Wednesday, 17 January 2024

40 Myles Street, Tewantin, Qld 4565

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 506 m2**

**Type: House**



Catherine Hall

0418339950

## Offers Over \$1,200,000

Located on arguably one of the best and most sort after streets in Old Tewantin, only one block from Noosa River, walk to town, RSL, Noosa Marina, Local school & childcare and bus stops. From the moment you pull up to this stunning, freshly painted 1940's workers cottage, the charm is simply irrefutable. Walking through the secure entrance gate is like entering a private oasis with lush tropical gardens surrounding a stunning central lawn area perfect for entertaining friends and family gatherings and ideal spot for a pool if so desired. To the back of the block is a self-contained studio/granny flat with kitchenette, walk in robe and en-suite with covered pergola ideal for an elderly parent, teenager, or 2nd income stream. Adjoining this is a separate and highly sort after man cave and workshop also with pergola. Both these rooms are fully insulated and over-looking the luscious gardens and central lawn. The main residence is the original cottage with stairs up to a covered entrance with sun blinds ideal for the morning coffee and breakfast. The house oozes original charm with enhancements for ease of modern living. The open plan kitchen / meals and living allows for a lovely flow in the living space and with high ceilings indicative of the cottages for this era give a lovely sense of space. There is a main bathroom, master bedroom with stunning garden outlook and wall to wall built in robes, bedroom 2 and study upstairs. The ground level of the residence has a large laundry with abundant cabinetry and storage, separate toilet, utility area, tandem parking for 2 x small cars or currently camper trailer and small car and a 4th bedroom with own entrance off the carport also, ideal for home business such as hairdresser/massage etc. The side of the house also has a small, covered storage area for kayaks/boards, there is room on this property for all your toys. Extras on this property include but are not limited to: - Louvre windows throughout allowing for constant airflow. - Solar battery and 6.6kw solar panel system - 4 x split system heating and cooling. - Automatic reticulated irrigation in gardens on timers - Fans in living rooms and bedrooms - 3 x toilets / 2 x bathrooms / 4 x bedrooms + study or 3 x bedrooms + nursery This property has been loved for 18 years and you can feel it in every room you enter. Owners are moving states but have said they have loved the privacy, ease of living, idyllic location, and their neighbors during their time here. This gorgeous home has all the "feels" which will only be evident on inspection and would be a beautiful home to live in "as is" or let your imagination run wild and capitalize on the amazing location and property to enhance further so please don't miss this opportunity as it may not come again.