

**45 Sallwood Court, Pinbarren, Qld 4568**



**Sold House**

Wednesday, 20 September 2023

45 Sallwood Court, Pinbarren, Qld 4568

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 5966 m2**

**Type: House**



Lisa Gill

0754498800

**\$1,575,000**

Tucked away at the end of a whisper quiet cul-de-sac in the lush Pinbarren countryside, is this custom-designed pavilion-style home perfectly positioned on the 5966m<sup>2</sup> land parcel to maximise elevation, gentle breezes, privacy, and glorious outlook encompassing Mt Pinbarren. Across a light-filled split level, the home comprises four bedrooms, two bathrooms, open plan living, modern kitchen, elevated breezeway, cosy decks off front bedrooms, expansive covered deck overlooking stunning swim spa and beyond, separate laundry, storage room, and rear deck. A separate 6.8mx6.8m double lock-up garage is adjacent to the house. Current owners have undergone an extensive renovation of the highest quality including new flooring, interior painting, and additional solar panels - 2x6kW. Other features include high ceilings (extra height on deck), bi-fold stacker doors, cosy fireplace, reverse cycle split system air-conditioning, ceiling fans, stone benches, Miele appliances, gas cooktop, state-of-the-art 98% UV block-out blinds with auto wind sensor, solar hot water, garden shed, and 2 x 25,000 gallon water tanks. Designed for passive cooling and heating, this is a climate-smart home with eco-friendly inclusions minimising your utility bills as well as your carbon footprint. It is very much a home of our times offering relaxed, integrated indoor/outdoor living in symmetry with the Sunshine Coast climate and lifestyle. Whether sitting on the deck at wine o'clock witnessing a dramatic sunset over the mountain, toasting the good life in the huge spa with a glass of Veuve Clicquot, or hosting a BBQ on the deck after a morning at Noosa Main Beach or boating/fishing on the river - this is how we roll...The land is gently sloping with expansive grassy areas for children to play outdoors - more sunshine, less screentime, and you can keep a quiet eye on them from the deck as they kick a footy around, throw the ball to the dog(s), or enjoy a game of backyard cricket; it is quintessentially Queensland! All this acreage splendour can be yours to savour without isolation; the charming historic village of Pomona is less than 10 minutes and when you want to hit the beach, Noosa is approximately a half hour drive - when you get tired of the crowds, head back home to your hinterland haven. If any, or all of the above resonates with you, then you need to take immediate action - this is a truly special property that many will fall in love with. Make it yours.

- Private 5996m<sup>2</sup> at end of quiet cul-de-sac
- Custom-designed pavilion style home
- Elevated with country & mountain views
- 4 bedrooms, 2 bathrooms, open plan living
- Modern kitchen, stone benches, gas cooktop
- Expansive covered deck showcasing vista
- Cosy front decks off two of the bedrooms
- Stunning swim spa with breathtaking vista
- Reverse cycle split system air-conditioning
- New flooring, new interior paint, 6kW solar
- DLUG - fully lined, bitumen driveway
- Current owners have tastefully renovated
- Short drive to Pomona, 30 mins to Noosa

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.