

**49 Elouera Drive, Ninderry, Qld 4561**



**Sold House**

Thursday, 17 August 2023

49 Elouera Drive, Ninderry, Qld 4561

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 10**

**Area: 1 m2**

**Type: House**

**\$1,500,000**

Welcome to 49 Elouera Drive, Ninderry, set well back from the road in an elevated position with privacy assured this stunning property offers the perfect blend of luxury, space, and tranquillity. Situated on a sprawling 1-hectare of land, this beautifully presented, move in ready and very spacious house boasts 4 bedrooms, 3 bathrooms, 2 very spacious living areas and exceptional outdoor entertaining overlooking the incredible pool to the trees beyond. This property offers an abundance of spaces for relaxation and entertainment. Step inside and be greeted by a range of impressive features. The light and spacious interior showcases beautiful waxed floorboards and soaring ceilings creating a warm and inviting atmosphere. The open-plan layout seamlessly connects the living, dining, and kitchen areas, making it ideal for entertaining guests. The kitchen is fabulous with quality white cabinetry, stone bench tops and bifold servery windows connecting the kitchen to the outdoor entertaining deck. The Master suite could nearly be described as the "Master Wing", with an incredibly private and extensive space with views to the trees on one side and out to your own private balcony to the other. The newly fitted walk in robe and stunning en-suite bathroom complete this parents retreat. Downstairs offers a secondary living space perfect as a media room, kids retreat or extensive home office adjoining a very spacious and beautifully appointed laundry and bathroom. Bedroom four also located downstairs with its very generous size, views overlooking the pool and its own entrance makes for the ultimate guest room. Step outside and discover the stunning exterior features. The balcony offers breath-taking views over the pool and the surrounding tropical landscape, while the shady verandas provide a private retreat for relaxation. The fully fenced upper portion of the block is perfect for dogs and children to play securely, and the spacious pool terrace is ideal for hosting gatherings with family and friends while cooling off in the inground pool during the hot summer months. All manner of vehicles can be comfortably accommodated in the shed which is discreetly positioned slightly away from the house and features over height doors for caravans or boats and plenty of space to create your dream work shop. With eco-friendly features such as excellent passive solar design, 10 k watt of solar panels, extensive water tanks and a variety of fruit and vegetables being grown onsite you can really embrace self sufficient acreage living, reducing your carbon footprint and saving on utility bills. Located in the highly sought-after suburb of Ninderry, this property offers a peaceful and serene lifestyle while still being centrally located on the Sunshine Coast just 20 minutes from the beach and within close proximity to essential amenities just 5 minutes drive away in the beautiful Yandina Village. Don't miss out on the opportunity to make this stunning property your own. Contact us today for more information, pop in to one of our opens homes or call to arrange a private inspection. Offers Invited.

**FEATURES YOU WILL LOVE:**

- Kitchen features stone benches, gas cook top and servery window
- Very Spacious Master suite including WIR, Ensuite & private balcony
- Split System Air conditioning and Ceiling Fans
- Bedroom 3 features an adjoining bathroom and private balcony
- 4th bedroom downstairs for dual living, teenagers retreat or very spacious guest room with its own separate entrance
- Secondary Living / Media Room downstairs perfect as a kids retreat
- Double Carport in main house
- Beautiful Waxed Timber floor boards upstairs
- Cathedral Ceilings to the upstairs living areas
- Large Shed approx. 15 m x 7.5, 120sqm, over height door for caravans or boats, plus roller door to rear
- Solar Power 10 k watt (new)
- Solar Hot Water (new)
- Office/ Studio, a separate air conditioned structure
- 50,000 litre in ground infinity swimming pool approx 9.5m x 4.2m
- Fully fenced dog yard & pool area
- 4 Rainwater tanks 70,000 litres, septic enviro-cycle septic
- Fire pit
- New Roof, guttering, Paint and Lighting through out
- Walking trails through out the property

**LOCATION**

- 5 Minutes to Yandina Village shopping with IGA, cafes, restaurants, school, hotel & train station, doctors and pharmacy
- 20 minutes to Coolum Beach
- 25 to Noosaville
- 30 minutes to Sunshine Coast Airport for both International and domestic services
- 3kms to the Bruce Highway