

50 Butcherbird Lane, Ridgewood, Qld 4563

Sold House

Thursday, 22 February 2024

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Bedrooms: 3

Bathrooms: 3

Parkings: 5

Area: 14 m2

Type: House



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\$1,550,000

This 36.8 acre property tucked away down a quiet country lane is absolutely going to delight all whom visit and view; complete with a charming home and fully self-contained cottage, both perfectly positioned on separate flat hilltop sites to showcase resplendent views across forest and verdant countryside, offers both self-sustainable and dual living. The main home comprises two bedrooms, two bathrooms, open plan living with high raked timber lined ceilings, country-style kitchen, and 3-metre wide wraparound verandah to admire breathtaking outlook and relax in comfort across all seasons. Hardwood timber floors, Scandinavian wood burning heater in lounge, wood burning cast iron baking stove in kitchen, direct verandah access from both bedrooms, 6.5kW off-grid solar system, instantaneous gas hot water, new electrical circuitry and lighting, and stunning solar heated lap pool lined with crushed glass - are existing features of this character-filled home. In the immediate vicinity of the home there are established edible gardens including a variety of fruit and nut trees, along with a vegetable and herb patch; the current owners actually roast their own home coffee beans from their garden, can you smell the aroma of that coffee brewing? Infrastructure around the main home includes: 2 x 22,500-litre water tanks supply house, 2, 2,500-litre water tanks for filling pool, 10,000-litre water tank for house gardens, and a multipurpose tiled shed/studio with its own water and power supply. But wait, there's more: now to the cottage - this delightful self-contained structure has its own separate driveway and access, completely separate to the main home, and could suit dual living or explore income potential via short term rental. Features include a woodburning stove, outdoor covered fernery/deck, firepit, gas instantaneous hot water, 10,000-litre water tank, and 3.5kW solar. Around the cottage there are established fruit trees including citrus, stone fruit, lychees, mango, finger limes, olives, and more. There is also a small garden/tool shed, and a huge 2021 built 4-bay powered shed with drive through access for caravans/boats/tractors, and a 25,000-litre tank for cottage garden. The remainder of the land is undulating, part cleared part treed, and bordered by a creek on the eastern and southern boundaries; and there is a dam onsite. An abundance of birdlife and native wildlife including koalas and kangaroos also call this amazing property 'home' - and there are pockets of bliss throughout including spring fed waterholes, majestic 100+ year old fig trees to admire, and all things bright and beautiful to observe. Located within a 5-minute proximity of Cooroy to access major amenities including schooling, retail, commercial, sporting, medical, dining, and rail - and 35 minutes to Noosa Main Beach; you can get out and about and do what you need or want to do and return home to this incredible sanctuary where you will savour the privacy, natural beauty, and serenity.

- Pristine, private, picturesque 36-acre haven
- Resplendent setting in lush Noosa hinterland
- Charming home with wraparound verandah
- Solar heated 25-metre inground lap pool
- Spectacular 180° views, mountain glimpses
- Separate fully self-contained cosy cottage
- Quality infrastructure: sheds & water tanks
- Established edible gardens - plentiful produce
- Solar power, instantaneous gas hot water
- Truly embrace self-sustainable gentle living