

**50 Paddy Melon Lane, Belli Park, Qld 4562**

**House For Sale**

Thursday, 17 August 2023

hinteroosa  
FROM THE MOUNTAINS TO THE SEA

50 Paddy Melon Lane, Belli Park, Qld 4562

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 16 m2**

**Type: House**



Warren Berry  
0407730987



Sheridan Hodgetts  
0419491448

## Offers Over \$2,597,000

Welcome to this breathtaking 40-acre land boasting a stylish brand new low-set 4-bedroom, 2-bathroom home with an exquisite design plus a relocatable tiny home great for guests or extended family. This property offers a perfect blend of elegance, functionality, and natural beauty set in lovely Sunshine Coast Hinterland Queensland. As you step inside, you'll be captivated by the spaciousness and sophistication of this residence which is only 1 year old. The formal and informal living areas, along with a dedicated media room, provide ample space for relaxation and entertainment. The 10-foot high ceilings and ducted air-conditioning throughout ensure comfort in all seasons. Prepare to be amazed by the well-appointed gourmet kitchen featuring beautiful stone benches and modern stainless-steel appliances. The kitchen is a chef's dream, complete with a large walk-in pantry to accommodate all your storage needs. The main bedroom is a true sanctuary, featuring a generously sized ensuite with a spa bath where you can unwind and enjoy the stunning views of the property. It also includes a walk-through wardrobe, offering convenience and ample storage space. The three additional bedrooms are spacious and equipped with built-in wardrobes, perfectly suited for family or guests. They are conveniently located near the main bathroom and laundry area. The main living area seamlessly flows out to an inviting undercover entertainment area, ideal for hosting gatherings or simply enjoying the serene surroundings. Adjacent to the entertainment area, you'll discover a beautiful in-ground freshwater pool, providing a refreshing oasis on warm summer days. This property offers more than just a luxurious one year old home. With relocatable tiny home that contains open plan living that flows out onto a timber deck great for entertaining or just relaxing and taking in the beautiful sunsets. Complete with kitchen, 1 bedroom 1 bathroom it would be great for guests or working from home. Also there is a 15m x 9m shed complete with a workshop and storage area, and there is an old dairy shed, two holding yards with shelters, a horse working area making it a great horse property with the added bonus of horse trails and forestry down the road. The land is fully electric fenced and divided into six paddocks with irrigation. There are cattle yards making it perfect for livestock management. Additionally, it features four dams, ensuring a reliable water source for your needs plus 10 kw of solar power for low cost power bills. Conveniently located with two road accesses, including one from Paddy Melon Lane, this property enjoys breathtaking views and tranquility while still being within easy reach of amenities. It's under 15 minutes to Eumundi, under 30 minutes to Noosa, and approximately 40 minutes to the Sunshine Coast Airport. The property also offers a convenient commute to Brisbane, taking approximately 1.5 hours. Don't miss the opportunity to own this extraordinary property, where you can embrace a harmonious lifestyle, surrounded by natural beauty and modern comforts. Contact us today to arrange a viewing and experience the true essence of this remarkable property.

**Features:-** Land: 40 acres of breathtaking natural beauty - Home: Low-set 4-bedroom, 2-bathroom residence with a stylish design - Living Areas: Formal and informal living areas, along with a dedicated media room - Ceiling: 10-foot high ceilings throughout the home - Air Conditioning: Ducted air-conditioning for year-round comfort - Kitchen: Well-appointed gourmet kitchen with stone benches and modern stainless-steel appliances - Pantry: Large walk-in pantry for ample storage - Main Bedroom: Spacious bedroom with a large ensuite featuring a spa bath and beautiful views - Robe: Walk-through robe for added convenience and storage - Additional Bedrooms: Three good-sized bedrooms with built-in robes - Main Bathroom: Well-equipped bathroom conveniently located near the bedrooms - Laundry: Laundry area for added convenience - Outdoor Space: Undercover entertainment area and stunning in-ground freshwater pool - Relocatable 1 bedroom 1 bathroom Tiny home with timber deck - Shed: A new 15m x 9m shed with a workshop and storage areas, 10 kw solar power - Additional Structures: Old dairy shed, two holding yards with shelters, horse working area, and cattle yards, dogs and chook pens - Heated mineral pool ( Dead Sea mineral system at 27 degrees great for your body) - Fencing: Fully electric gate and fenced into 6 paddocks with irrigation - Water Source: Four dams providing ample water supply - Access: Two road accesses, including Paddy Melon Lane - Proximity: Under 15 minutes to Eumundi, under 30 minutes to Noosa, and under 40 minutes to Sunshine Coast Airport - Commute: Approximately 1.5 hours to Brisbane

Contact us today to seize the opportunity to own this exceptional property, offering a harmonious lifestyle amidst stunning views and modern comforts. The information contained herein has been obtained through sources deemed reliable by Hinternoosa, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Check with the local council for usage regulations.