

# 55 Ball Rd, Eumundi, Qld 4562



## House For Sale

Tuesday, 11 June 2024

55 Ball Rd, Eumundi, Qld 4562

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 2 m2**

**Type: House**



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## Offers from \$6,495,000.00

Located in an exclusive part of the Eumundi Range enclave, this substantial four-bedroom custom, modern residence is nestled on five manageable stunning acres with breathtaking and majestic views of Mount Cooroy. On entry through the automated gates with intercom, the beautifully landscaped gardens frame the winding sandstone gravel driveway to the residence, where vistas across the Ranges to the North await. Step into the large open-plan living area, where a stunning high-raked ceiling and full-height glazing frame the peak of Cooroy Mountain. With calming, neutral tones and natural textures, this property has a real sense of calm and tranquillity. A gas master fireplace with a bespoke wooden mantelpiece adds to the features of this naturally light-filled living area, which seamlessly blends the outside with the inside. Master-built in May 2023, this property has bespoke fixtures and fittings to the highest of standards, incorporating eco-friendly, environmentally sensitive components, from natural oak veneer flooring and VOC-free paint to Caesarstone benchtops and porcelain stone tiling, all of which are non-toxic and non-allergenic. Facing due North is the vast undercover deck with frameless glass fencing that overlooks the sparkling pool, picturesque dam, and Cooroy Mountain. The deck has an impressive outdoor kitchen with a brand-new gas BBQ, Artusi pizza oven, and sink. A perfect space for entertaining friends and family. The kitchen is stunning in scale, with an impressive island, a large butler's pantry, and a hidden appliances cabinet with bifold doors. Integrated German appliances include a fridge and freezers, two dishwashers, two pyrolytic ovens, and an induction cooktop. Plenty of storage adds to the kitchen's easy functionality. A versatile mud/laundry room with additional storage and integrated appliances is accessible from the three-bay garage for convenience. A separate lounge is adjacent to the main living area, perfect for a formal dining room or a media room/playroom for the kids. A well-positioned large office with ample storage adds to the natural flow of this property. The Master retreat includes the bedroom with expansive windows and sliding doors capturing views across the property towards Cooroy Mountain, a beautifully designed walk-in wardrobe, and a magnificent natural-textured ensuite with double vanity and double shower. A remote-controlled drop-down TV from the bedroom ceiling adds that extra touch of luxury. The remaining three bedrooms are large, bright, and light, with built-in wardrobes, ceiling fans, and zoned ducted air conditioning. They all have large sliding doors to the extensive undercover deck area and views of the spectacular Cooroy Mountain. The family bathroom has a natural stone bath, shower, vanity and a separate toilet. An additional wing has multifunctional opportunities that could be adapted for dual living or used as a separate media room and gym. It also has a beautiful powder room. The stunning heated freshwater lap pool is 18m x 5m and includes a spa area. Thanks to the 'naked pool system,' the water is chemical-free. The undercover entertainment pool gazebo is perfect for evening drinks or morning yoga under the mountain. Enjoy stargazing while toasting marshmallows around the outdoor fire pit. There is a convenient three-bay garage on entry, and to the side of the property is an additional large 4-bay shed for boat, trailer storage and gardening equipment. Solar system and solar hot water, 3 concrete water tanks 5,000 gallons -15,000 in total (67,500 litres of water), retractable screens and doors throughout the entire residence, rendered block with industrial-size gutters. This house has been designed with modern luxury in mind. Its calm and neutral colour scheme features a dramatic monument grey accent and minimalistic natural features. Features include: - Colourbond roof - Kordon Termite Management System - Termserl for protection - 2.5 baths with underfloor heating - 10.8kW Solar system with three-phase grid-connected inverter - Solar hot water - Double glazing - Gas fireplace - Dam - Concrete rainwater tanks with hybrid ultra-violet dual filtration system - Zoned air-conditioning - Hard-wired security camera system - Glass panelling for safety areas - Nice usable acreage facing due North with stunning vistas - Skylights throughout the house - 5-year structure warranty - Direct access onto Sunrise Road for handy school pick up - Close to schools and Eumundi markets - Cooroy IGA, 10 minutes away - 20 minutes to Noosa's famous beaches - 30 minutes to Sunshine Coast airport Property Code: 556