

# 589 Cooroy Noosa Road, Tinbeerwah, Qld 4563

## House For Sale

Sunday, 26 May 2024

589 Cooroy Noosa Road, Tinbeerwah, Qld 4563

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



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## Expressions of Interest

This gracious Queenslander, circa late 1930's, is perfectly positioned on this 2.28-hectare parcel of land to maximise privacy and prized north-easterly aspect; offering gentle acreage living in the Noosa hinterland that is not only family-friendly but also equine-friendly, this is going to be quite the crowd pleaser! The home itself is a traditional Queenslander, slightly highset, and comprises four bedrooms, two bathrooms, elegant country style kitchen with walk-in pantry, separate dining, formal lounge, wraparound covered verandah overlooking the inground pool on the eastern side; plus, separate laundry under. High ceilings, VJ walls, French doors, stunning awning (hopper) feature windows with stained glass, cosy wood burning fireplace in lounge, breezeways, and decorative fretwork - are some of the period features infuse the home with wonderful charm and warmth. Other features of note include new flooring throughout, ducted air-conditioning, ceiling fans, skylight in lounge and third bedroom, modern appliances, security safe doors, two shower heads in main bathroom, and direct verandah access from both front bedrooms. Beautifully presented, you can feel the love throughout. Infrastructure on the property includes farm-gate style entry, new boundary fencing, paddock fencing, 40,000-litre rainwater tank, bore, septic system, 8.9x10.8m 3-bay powered shed with two roller doors (two with 3-meter clearance), and American barn style (air-conditioned) 8.6mx9.6 shed with mezzanine/office, 2 x stables and roller door. A treelined driveway leading into the property sets the tone for what lies ahead, which is truly delightful! The grounds are comprised of established mature native and tropical trees, shrubs, and pasture; and there is also a seasonal creek running through. Despite its size, it is generally low maintenance - the livestock can help keep the grass down with water to each paddock, or zip around on the ride-on mower! Tucked well away from the road, accessed via a service road - the privacy is quite exceptional. With quick easy access to Cooroy Noosa Road, you can be in Cooroy in just under 10 minutes or Tewantin in five minutes, fishing on the Noosa River within 15 minutes, or swimming in Laguna Bay at Noosa Main Beach within 25-30 minutes...then back home for a horse ride! If all (or any) of the above resonates with you, then you must come along and inspect for yourself; and be prepared to fall in love... • Vintage Queenslander on 5.63 fully useable acres • Private setting, newly erected boundary fencing • 4 bedrooms, 2 bathrooms, country style kitchen • Formal lounge with cosy woodburning fireplace • North-east facing wraparound verandah • High ceilings, VJ panelling, decorative fretwork • Some original windows & doors, new flooring • Ducted A/C, ceiling fans, 9x5m inground pool • 2 x large sheds - one with office/mezzanine • 45,000-litre tank water, bore, seasonal creek • Horse-friendly with established paddock areas • 5 mins to Tewantin, 10 mins to Cooroy amenities • 15 mins to Noosa River, 25 mins to Main Beach • Gentle, hinterland living the whole family will love! Contact: Damon Gore 0401115816