

# 6 Balkin Court, Eumundi, Qld 4562



## House For Sale

Friday, 26 January 2024

6 Balkin Court, Eumundi, Qld 4562

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: House



Lee Hughes

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## PRICE GUIDE \$1.5M

Proudly presented by Lee Hughes Freedom Property Sunshine Coast. Are you seeking a property that ticks numerous boxes; - rural zoning - elevated with hinterland views - manageable acreage with sections of usable land - season creek and permanent dam - multiple income streams and the potential to increase - existing dual living with established Airbnb income - multiple areas to add additional infrastructure - quiet Cul-De-Sac location - a short drive or walk to Eumundi, school, café, and all other amenities; then 6 Balkin Crt Eumundi is worth a closer look. The main dwelling The home has a north-easterly aspect, and the wide covered outdoor deck provides ample space to soak up the views while relaxing or entertaining with family and friends. Multiple sliding door doors and windows provide a light-filled split-level living space. The lower level houses an open-plan living, dining, and kitchen area with high-raked ceilings, exposed timber beams, and a wood burner for those cool winter evenings. At the rear is the laundry/utility room and access to the rear deck. The upper level comprises three bedrooms with robes and fans, one bathroom, a separate toilet, and two storage cupboards. The cabin The comfortable, fully equipped secondary dwelling/cabin is located at the front of the property. The current owners have generated a healthy income from Airbnb, \$722 per week (generally weekends), and long-term rentals of \$450 per week. The front external area of the cabin is gated and fully fenced, allowing guests/tenants to drive in and park behind the entry gate. This offers the perfect place for guests/tenants to have a safe space for the kids to play or for their pets. The additional income A privately owned tiny home has been located on a lower section of the property, returning the property owners \$170 weekly. The tiny home's owners would welcome the opportunity to stay. This property would appeal to those buyers; - seeking to build their dream home with water (dam) views - tradespeople who would like to build a large shed - families and extended families that need the space to accommodate everyone - looking to add additional cabins or tiny homes to increase the passive income - seeking a tree change yet not too far from all the amenities and a local township, yet far enough away to benefit from the privacy and tranquillity of rural living 6 Balkin Crt is a terrific rural acreage property with its natural beauty, usable land, views, and existing dwellings/infrastructure. For buyers, there's scope to add value over time; one opportunity is to expand the passive income, allowing you to retire and potentially never work again. This could be achieved by adding additional cabins/tiny homes on the property. This unique, versatile property offers multiple opportunities and is only a short drive or walk to Eumundi's vibrant and artisan culture. For all the details and to inspect, contact Lee - Established cabin for Airbnb or long term income - Large rural zoned block in Sunshine Coast Council - Room to add your primary dwelling - Existing income from a privately owned tiny home - Dam and seasonal creek, no flooding - Quiet Cul-De-Sac location - Walk in to Eumundi township - 26 min drive to Hastings Street Contact Lee for all details or to inspect