

63 Northmount Road, Federal, Qld 4568

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FROM THE MOUNTAINS TO THE SEA

House For Sale

Tuesday, 19 March 2024

63 Northmount Road, Federal, Qld 4568

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1 m2

Type: House



Kess Prior

0404344399

Offers Over \$1,499,000

Buyers seeking an executive abode in stunning natural surrounds need look no further. This magnificent home, built in 2012, sits on 4.7 acres of ridgetop land, affording new owners exquisite mountain views and everything you'd expect from a design by a multi-award-winning architect. Think delightful use of texture and colour to create the perfect ambience in every room, plus sustainable design evident throughout. Just some examples are the north-facing layout that capitalises on summer shade and winter sun, to 6.5kw of solar panels, to composite decking that requires no maintenance. Comfort and style have not been overlooked, with elements like a stunning rammed earth feature wall. The entry court leads into the living zone, which boasts seamlessly integrated indoor and outdoor spaces - including a covered alfresco dining area and a full-width elevated deck - all built to enjoy the outlook across the hinterland to spectacular Mount Coorooroora. Entertainers will appreciate the fabulous kitchen with its red splashback, custom-built cabinetry, Caesarstone breakfast bar, coffee nook, Highland gas cooktop, and Bosch oven and dishwasher. All three of the generous bedrooms include ensuite bathrooms, while two have walk-in-ropes and private decks with gorgeous views. The third bedroom has a built-in robe and courtyard. Also on this level are a gym, powder room, drying area, laundry, and high-roofed double remote garage. Upstairs, the home office has breathtaking views over the Noosa hinterland to Mounts Coorooroora, Cooroy and Pinbarren. With built-in cabinetry, it would also work as a library or fourth bedroom. A separate studio with a verandah and its own driveway could house an art or yoga studio, games room, teen hangout or workspace with its own parking. All this is complemented by incredible grounds, which include a sparkling freshwater pool with natural filtration system and level lawn areas. On the eastern side, the owners have revitalised an area of natural bush, adding cleared pathways that lead to a dam frequented by local wildlife. While wonderfully peaceful and private, this captivating property is just 5 minutes from Pomona, 10 from Cooroy, 15 from Eumundi and 25 from Noosa. You'll be spoiled for choice with schools, shops, dining options and beach and bush lifestyle activities. It's impossible not to fall in love with this special place, so arrange your inspection fast if you'd like to make it yours. Features:

- 4.7 elevated acres with matchless mountain views
- Elegant, energy-efficient home designed by WD Architects
- High ceilings, air-con, ironbark floors, character plus
- Spacious indoor/outdoor living and entertaining areas
- Chef's kitchen with premium appliances and finishes
- 3 ensuited bedrooms with private decks and courtyards
- 3 bathrooms, 2 with inside/outside showers
- Upstairs office, library or 4th bedroom with panoramic views
- Freshwater pool, 2 water features
- 6.5kw solar, solar hot water
- DLUG, plentiful storage, gym area, dam, 3 phase power
- Studio, lawns, 45,000L filtered water, wildlife
- Abundant native trees and over 30 varieties of native birds
- 5 mins to Pomona, 25 to Noosa, 40 to Sunshine Coast airport

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