

67 Larneys Lane, Eerwah Vale, Qld 4562

Residential Land For Sale

Saturday, 9 December 2023

hinteroosa
FROM THE MOUNTAINS TO THE SEA

67 Larneys Lane, Eerwah Vale, Qld 4562

Area: 15 m2

Type: Residential Land



Caroline Johnston

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Offers Over \$1,450,000

Sensational opportunity to secure a rare, 38 acres of flat and undulating cleared usable land just 2 minutes from Eumundi, 10 minutes from Cooroy and 25 minutes from Noosa. With its commanding street frontage and two driveways, this property is sure to excite any land lover or someone looking for a gorgeous property to build their dream home. A flat entrance, welcoming you to approximately 15 acres of lush cleared FLAT land, encompassing a 15mt x 9mt powered shed, two small dams and meandering creek running across the property, this area could easily be the perfect site for a new build. The shed is powered with single phase, gas hot water, 6mt x 6mt studio room, 6mt x 6mt undercover breezeway perfect for two cars or caravan boat storage, a bathroom with bath and toilet, and a second storage room 2.5mt x 3mt all insulated with ceiling fans on a concrete slab. There are three water tanks with approx. 50,000lt of water storage and pumps. An ideal base whilst you build your dream home. If this isn't enough to get you excited, from one of two entrance driveways head towards the creek and enjoy the gentle winding driveway taking in the undulating land passing waterlily filled cleaned dams and the unfolding rolling greens hills that surround the property. Feel the excitement build as you continue upwards and arrive on the flat ridge top where approximately 5 acres of cleared land awaits, taking in spectacular sweeping 180° views east to west overlooking Eumundi to the east, Mount Eerwah Vale directly in front and west to ranges. A breathtaking vista, well-positioned and surveying all as far as the eye can see, an incredible build site opportunity would afford the new owner the most magical place to call home. From here, you'll be able to oversee the entrance driveway and undulating land you've just driven across, including the creek and the shed in the far distance. From sunrise to sunset, this is the place you'll want to be. There is a further elevated cleared site easily accessible, which enjoys views to the north east and overlooks the undulating land below where the largest of the 6 dams is located. This area that surrounds the ridge top to the east is accessible via another cleared easy drive track just after the creek, providing a further approximately 10 acres of cleared sloped land leading towards the large dam and northern boundary. The western side of the ridge, approx. 8 acres, is mostly cleared undulating land with 2 dams, and heads over to a more treed section with the creek continuing, the western boundary joins up to Larneys Lane once more. The property is zoned rural within the Sunshine Coast Council region and has perimeter fencing, the main electricity pole is located near the shed with a further electricity pole, located at the base of the ridge top, providing opportunity for extending power to the top of the ridge. This truly is a rare and exceptional opportunity to secure such an expansive landholding within minutes of hinterland townships and easy reach to Noosa and the eastern coastline. Inspections are by appointment or scheduled open home, if you'd like more details or to arrange an inspection, please call and I'd love to take you on a tour and explore this wonderful gem in the Noosa hinterland. Features:

- 38 Acres / 15.4 ha, cleared and useable land
- Spectacular 180 deg views East to West
- Approx 15 acres flat, 5 acres ridgetop, 18 acres undulating
- Multiple potential build sites, flat and elevated
- Powered Shed 15mt x 6mt, storeroom, bathroom, studio
- Gas hot water, insulation, ceiling fans
- Water Tanks x 3, approx. 50,000 Lt total
- Dams x 6 all cleaned and accessible, running creek
- Easy drive around property including driveway to ridgetop
- Zoned Rural, Sunshine Coast Council

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.