

7 Babbling Brook Pl, Eumundi, Qld 4562



House For Sale

Thursday, 30 May 2024

7 Babbling Brook Pl, Eumundi, Qld 4562

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1 m2

Type: House



Heidi Woodman

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Offers Over \$2,490,000

Located at the end of a quiet cul-de-sac, this beautiful property has been lovingly created to provide a peaceful and very private haven. Set on 2.84 acres and carefully landscaped with an array of well established plants outlined against a rainforest backdrop, a variety of pretty outlooks meet the eye from all corners of the home. Built just 5 years ago by Morcraft Homes with 1.5 years remaining Builders Warranty, fitted out in a spectrum of neutral warm grey and white tones to suit a variety of decorative tastes and optioned to create larger than usual rooms. The main house layout works well for modern family requirements, with the Master suite situated on one side of the living zone and 3 more bedrooms at the other. All bedrooms enjoy double sliding glass doors and screens opening to undercover paved or decked walkways under wide eaves. The vast open plan living, kitchen and dining area, is very user friendly, allowing plenty of space for various activities and family interaction. As one would expect of any well designed subtropical home, the living area flows through a bank of 6 flyscreened sliding doors, out to a large timber decked undercover entertainment area with a view over the gardens and a sparkling new inground concrete swimming pool. The large shed offers 2 roller door bays and another storage room to the rear for smaller vehicles such as motorbikes, kayaks and mowers etc. On the eastern side of the shed is an airconditioned studio, kitchenette, mudroom/laundry combo with access to a large alfresco undercover area, an ideal space for hobby pursuits, guests, workers or extended family. For those that enjoy self-sufficiency, a 6.66kw solar power system with 9.6kwh battery backup has been installed along with abundant rainwater tank capacity and there's plenty of level grassed areas for veggie gardens and an orchard or simply for kids and dogs to run, all fringed by your very own babbling brook. This versatile property is well worth inspecting. A few more points: Main house: - Walk-in pantry plus large kitchen storage room - 900mm Range Cooker with gas stovetop, rangehood & Dishwasher - Ducted air-conditioning and heating with 5 zone climate control - Inground concrete salt water pool - Solar Hot Water System Studio: - Split system air-conditioning/heating & ceiling fans - Kitchenette and Mud Room/Laundry Combo - Electric Hot Water System Some additional details: - 4 x 5,000 gallon (approx.) rainwater tanks, well positioned behind the shed - 6.66kw Solar power system with 9.6kwh battery backup storage capacity - 3 min drive to Eumundi township & 15 mins to Noosa Property Code: 565