

**81 Atkinson Road, Bli Bli, Qld 4560**

**House For Sale**

Wednesday, 20 March 2024

**TOWN**

81 Atkinson Road, Bli Bli, Qld 4560

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 6**

**Area: 6 m2**

**Type: House**



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**\$1.9M+**

Wake up to birdsong and the magic of nature with the purchase of this incredible sanctuary-like 15.67 acre property framed by rainforest and tucked away in complete privacy in the lush hills of Bli Bli, just five minutes to schools and shops and 15 minutes to the beach; offering a charm-filled family residence plus fully self-contained granny flat, huge 6-car powered shed...plus more. The main residence has a cosy parent's retreat with ensuite and sitting/nursery/study space on a mezzanine level; and an additional two bedrooms, separate living areas, family bathroom, galley kitchen, covered patio with property and hinterland views, and separate laundry on ground level. Timber lined soaring pitched ceilings, a charming blend interior brick and timber throughout creating wonderful warmth, two-person spa bath in family bathroom plus spa bath in ensuite, ceiling fans, two-sided central wood burning fireplace, stainless steel appliances, gas cooktop, solar power, and north-east facing inground pool – elevated with delightful outlook; are all features of the home. In addition, there is a council approved, fully renovated, air-conditioned granny flat comprising two bedrooms, kitchen, living, bathroom, study nook, laundry, and patio – this is ideal to house extended family members, guests, teenagers, or even generate an income via permanent or short-term rental. A powered 12x14m American barn-style shed with office/storage mezzanine, and extra clearance height – can accommodate six vehicles and is the ultimate she/he shed; it is huge! There is also abundant parking (and turning space) on bitumen driveway, so you can host a substantial size social gathering not only in complete privacy, but also with ease. The grounds around the home are cleared and have established gardens, and there is a romantic gazebo perfectly positioned for the sunset drink at wine o'clock. The level outdoor area for children, equipped with no-maintenance astroturf putting green at the rear of the home is very contained, and of course there is acres of rainforest to explore. ☑Current owners have cleaned up approximately two kilometres of bush trails that can be accessed via 4WD, mountain bike, or on foot. You can immerse yourself in nature and quietly observe the plethora of flora and fauna that also call this amazing place 'home'; it is truly resplendent and breathtaking in its scope and beauty that seamlessly flows into Parklands Conservation Park equipped with walking & mountain biking tracks on the North Western boundary of the property. It is also worth noting that there is the possibility of obtaining a Landholder Environment Grant of up to \$15,000 from the local council to carry out a range of natural resource management activities – subject to relevant approvals and criteria. All this acreage magnificence can be yours and the families to savour without isolation; schools, shopping, river and boat ramp, golf, airport, and Mudjimba beach are within a 5-15 minute radius and it's only 20 minutes to Sunshine Plaza and Maroochydore CBD. This is a truly special property that will enchant and captivate all whom visit; onsite inspections are highly recommended to reveal the full extent of the magic on offer.

Summary of Features: - Private 15.67 acre property framed by rainforest- Main 3 bedroom, 2 bathroom character home- Multiple living areas + expansive covered patio- North-east facing sundrenched inground pool- Separate 2-bedroom granny flat, fully renovated- Powered 6-car shed with mezzanine office/storage- 2-km of bush trails accessible by 4WD & foot- Fully fenced paddock & beautiful ponds- Extensive variety of flora & fauna will delight- 5 mins to schools, tavern & shopping village- 10 mins to Bli Bli boat ramp & golf course- 15 mins to local airport & patrolled beach- From forest to sea – you can embrace it all