

# 84 Botanica Circuit, Doonan, Qld 4562

## Sold House

Thursday, 5 October 2023

84 Botanica Circuit, Doonan, Qld 4562

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 1 m2

Type: House



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**\$1,558,000**

Set in a prestigious Doonan enclave, this captivating property affords new owners an enviable Noosa hinterland lifestyle. A private, tree-lined drive leads up to the residence, which represents a beautiful piece of history. The circa 1920 Queenslander was transported to the site from Brisbane. It exudes all the grace and charm of a bygone era, with stunning original features including VJ panels, casement windows, leadlight features, gleaming timber floors, and a covered verandah overlooking the tranquil gardens. The freshly painted interior has a light, spacious ambience thanks to 3.1-metre-high ceilings - some with ornate plasterwork. At its heart is an open-plan living space featuring a spotless modern kitchen with gas cooktop. The versatile floor plan also presents possibilities for dual living, with an additional kitchenette/wet bar in the separate family room, and a dedicated study/home office. All four bedrooms are a good size, and the master boasts an ensuite. Insulation and ceiling fans throughout will help keep you comfortable all year round. Adjacent to the home is a 15 x 10 metre shed with 4 roller doors and thruway access. With concrete slab, power and insulation, it can accommodate up to 10 cars. A carport is attached to the shed with a further carport attached to the main residence. Additional infrastructure includes 6.5 kw of solar panels and 10,000 gallons of rainwater storage. Breathtaking grounds complete the picturesque scene, including lush lawn areas, mature fruit trees, palms and shady natives. With almost four acres, there's ample room for a horse, plus potential to add a pool or even another dwelling (STCA). While wonderfully private and peaceful, this gorgeous property is less than five minutes' drive from historic Eumundi village, with its schools, cafes, country pubs and world-famous markets. Noosa's iconic beaches, shopping, dining and national park are approximately 15 minutes from your doorstep. If you can picture yourself enjoying the charm of yesteryear in a delightful garden setting, with great proximity to everything Noosa is known for, don't miss your chance to secure this hinterland haven. Features: • 3.83 lush, private acres with northerly aspect in Doonan • Circa 1920 Queenslander with dual living potential • VJ panels, casement/leadlight windows, fans, timber floors • Verandah, high ceilings, open plan living, modern kitchen • Master with ensuite, separate home office/study • Family room with kitchenette/wet bar • 15 x 10m powered 10-bay shed, 6.5 kW solar panels • Approx. 10,000 gall water, fruit trees, natives, palms • Room to add a pool or second dwelling (STCA) • Zoned Rural Residential with Sunshine Coast Council • 5 mins to Eumundi, 15 to Noosa, 24 to Sunshine Coast airport 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.