

85-89 Sudholz Road, Verrierdale, Qld 4562

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FROM THE MOUNTAINS TO THE SEA

Sold House

Monday, 4 September 2023

85-89 Sudholz Road, Verrierdale, Qld 4562

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 8268 m2

Type: House



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\$886,000

Have you been seeking a character Cottage set on a couple of cleared acres away from the hustle and bustle, yet only 15 minutes to beaches, Eumundi markets and all the Noosa precinct has to offer? Welcome to your Hinterland Rural Getaway... This wonderful three bedroom traditional timber cottage offers an idyllic lifestyle where you can enjoy spectacular views to eastern beaches and sunrises or west to glorious sunsets from the top of your 2 acres of cleared land, then cool off in the summertime with a dip in your salt chlorinated in ground pool. Classic features of this cottage consist of original gorgeous double French doors leading off every bedroom including main and rear timbered balcony, original casement windows with Lead-lighting, ceiling roses and cornices along with timber wall panelling throughout. Warm rich original hardwood floors compliment each room, freshly painted inside and with high ceilings this cottage is just waiting to be enjoyed and perhaps you'll add your own stamp and renovate some more. Through the hallway is a small separate dining area leading to open plan lounge room, with no shortage of breezes you'll enjoy ceiling fans, air conditioning or fresh air flowing through the casement windows. A fully equipped kitchen including 4 burner gas cooking, dishwasher and breakfast bar with good storage behind timber cabinetry and bench tops. The sunroom leads off the kitchen and has both double French doors and sliding glass rear doors extending out to the terraced grassed backyard. The internal laundry and second toilet are also located adjacent the sunroom. There are three good size bedrooms all with built-in's and have been freshly painted, double French doors and casement windows allowing fresh country breezes, the main bedroom has a ceiling fan and leads off to the back deck area overlooking the pool. Central Bathroom is tiled and has single vanity with timber cabinetry, toilet and large spa with overhead shower. There is also large extensive timber workshop shed which is old but practical and in need of repairs, set on a concrete base. The property is serviced by two large 23,000 L water tanks, concrete septic system, gas cooking and electric hot water. The land parcel is just over 2 acres and is situated within the Sunshine Coast Council district zoned Rural, the cottage is at the road entrance with the cleared (recently slashed) elevated land ascending to the rear. The perfect country rural lifestyle awaits in the Verrierdale area, where you'll find fantastic community spirit, local tennis court and community hall. School buses also operate transporting to all the quality local schools. Location is perfect, far enough away from the traffic hustle and bustle, Sudholz Rd is a no through road with local traffic only. Verrierdale Rd or "The back road" leads you to Peregian / Coolum Beaches, Coles and local shops, whilst Dean Rd takes you to Eumundi Noosa Road where the M1 is just 10 minutes away. Eastern Beaches (Peregian, Coolum) 15 mins Noosa Main Beach 25 mins Eumundi Township & Markets 10 mins Sunshine Coast Airport 30 mins Doonan Café & Fruits Market 5 mins The Doonan Pub 5 mins

Features We Love; Time-honoured features Double French Doors, Casement Windows, Hardwood Floors Move in ready with 3 bedrooms and pool 2 Acres of cleared sloped land, cottage situated at the bottom Sensational Views enjoying sunrise and sunset Located on no-through road Opportunity to renovate and add value STCA, Opportunity to further develop the land 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.