

**89-93 Fairhill Road, Ninderry, Qld 4561**

AMBER WERCHON

**Acreage For Sale**

Thursday, 13 June 2024

89-93 Fairhill Road, Ninderry, Qld 4561

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 7150 m2**

**Type: Acreage**



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## Contact Agent

Amber Werchon Property presents to the market, 89-93 Fairhill Road, Ninderry: this private 7150m2 acreage property tucked away in a sanctuary-like setting offers versatile options including dual living for the extended family and/or work-from-home in this most idyllic leafy pocket of verdant bliss; a haven for birds, bees and all things bright and beautiful. Across two levels, the home itself comprises four bedrooms, two bathrooms, kitchen plus kitchenette, two living areas, wraparound fully screened deck, and laundry. The lower level is self-contained with its own external access and could work well as guest quarters, granny flat for extended family members, or income generation via Airbnb or permanent rental. Exuding wonderful charm and warmth the home's notable features include raked timber lined ceiling in upper living; timber floors on upper level; well-equipped country-style kitchen with timber benches, shaker-style cabinetry and high-end Belling oven with gas cooktop; attractive bay windows (one with window seat); split system air-conditioning and fireplace in lounge; and solar hot water. Infrastructure on the property includes full boundary fencing; double lock-up shed; 3 x water tanks – 2 x 20,000-litres and 1 x 10,000-litres; chicken coop; and a delightful, powered studio/office with raked ceilings, bathroom facilities, and a timber deck overlooking one of the picturesque dams...it would make an amazing home office, yoga studio, art room etc The grounds themselves are mostly useable, have rich fertile soil for growing produce, and two dams; and there is room for a horse, if desired. There are established vegetable gardens and a good variety of fruit trees including bananas, guavas, mulberries, paw paws, bunya nuts, lychees and more. From garden to plate – you can take a giant leap forward in living a healthy, self-sustainable lifestyle here with fresh fruit and vegetables, and genuine free-range eggs! All this hinterland splendour can be yours to savour without sacrificing quick easy access to essential amenities and coast attractions - short walk to Fairhill Nursery Cafe, only five-minute drive to the historic village of Yandina for schooling, markets, retail, dining, and rail to Brisbane; plus, nine minutes to Coolum Christian College, 20 minutes to Coolum, and 30 minutes to Noosa. Purchase this amazing slice of paradise today and you can be toasting the good life on the deck with a drink in hand admiring another glorious sunset whilst being serenaded by sweet bird song, every single day...your life could look like this. Du Preez Family Pty Ltd working in conjunction with Amber Werchon Property.