

23 Nandroya Road, Cooroy, Qld 4563

AMBER WERCHON

Acreage For Sale

Monday, 8 July 2024

23 Nandroya Road, Cooroy, Qld 4563

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 2 m2

Type: Acreage



Dan Lal
0437487172



KerryAnne Crowley
0408053587

Contact Agent

Amber Werchon Property presents to the market, 23 Nandroya Road, Cooroy: this flat, fully useable, horse-friendly parklike 5.41 acre parcel of land showcasing a glorious view of Mount Cooroy, and comprising an immaculate family home and quality infrastructure, just minutes to town amenities. The home itself, across a single level, comprises three bedrooms, two bathrooms, open-plan living and dining, charming study nook, modern light-filled kitchen, expansive east-facing covered outdoor patio, separate laundry, and huge storage room. An elegant new ensuite with stunning Southern Cross feature tiles, split system air-conditioning, ceiling fans, Escea log imitation gas fireplace, stone benches in kitchen, 900mm induction cooktop, pyrolytic oven, integrated kitchen, walk-in pantry, and 7.56kW solar power with inverter capable of 8kW – are existing features of this truly lovely home. Infrastructure on the property includes with the added luxury of three-phase power for heavy industry option, boundary fencing, paddock fencing around the two paddocks, 2 x 2-bay carports, 2 x storage containers, 2 x horse shelters, 1 x 4-bay machinery shed with skillion high roof plus horse stable and horse treadmill, 3 x 5500 gallon above ground tanks filtering and feeding water to house, 1 x underground water tank feeding toilets and outdoor taps, 2 x septic tanks, 1 x water bore with new submersible pump feeding garden tap, and 1 x men's shed/workshop. Masses of grassy space for children to play or a leisurely horse ride is going to please those buyers seeking an acreage property that offers that idyllic lifestyle for the whole family; zip around on at the ride-on mower to keep it looking neat and tidy, and that's the extent of most of the maintenance plus the opportunity to graze of any livestock. The soil is lush and fertile and there are established fruit trees including mandarin, lemon myrtle, chilli, pineapple, mulberry, banana, olive, and fig – along with garden beds for vegetables and herbs. Set up a chook pen for free-range eggs and you can enjoy the full benefit of garden to plate; fresh is best. This is a property where you can take a giant leap forward in self-sustainable living. Kookaburra and magpie calls, black cockatoo screeches and bush budgerigar chatter, tracking the whip birds in the rainforest garden, defy the reality that we are few minutes to access the Bruce Highway, and located less than five minutes to Cooroy, less than 10 minutes to Eumundi, 20 minutes to Noosa River and Gympie Terrace dining precinct, and less than 30 minutes to Hastings Street and Noosa Main Beach – you can spend the morning at the beach and be horse friendly at home in the afternoon. We did say idyllic! It's also worth noting that a second dwelling/granny flat could be built on this property (stca) which could be ideal for the extended family or provide income stream through rental; just another box ticked, on what truly is the perfect acreage parcel!