

**225 Pryor Rd, Verrierdale, QLD, 4562**



**House For Sale**

Wednesday, 14 August 2024

225 Pryor Rd, Verrierdale, QLD, 4562

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 8**

**Type: House**



Penny Neep

## Live the Good Life on 10 Acres

This property offers the possibility to work, play and live on your own estate. Set on a private 4 hectares (10 acres) with a 4-bedroom character home; a studio with its own bathroom; a man cave / party room; 4 bay shed with car hoist and two dams from which you can irrigate: it's the ideal set up for those who want sustainable living. There is also a creek and billabong, so bird lovers will be forever entertained. One of the best features of the home is a massive covered outdoor entertainment deck which opens from the kitchen / dining area.

Zoned rural, this block used to have cattle but it is currently under the 'Land for Wildlife' umbrella, which can be continued with the new owners if desired.

The studio is approved as a shed, so would be ideal for a work from home studio, with its own water tank, car parking, kitchenette and bathroom and wastewater treatment plant. Ideal, as it's positioned at the front of the block, so visitors have separation from the main residence.

Features include:

- \_ Open plan living, kitchen and dining with wood burning stove for winter warmth and ambiance.
- \_ Spacious master bedroom with generous ensuite and walk in robe, and air conditioning.
- \_ Hard wood timber floor throughout.
- \_ Three guest bedrooms with built-in robes.
- \_ Original guest bathroom
- \_ Laundry and w.c
- \_ Water tanks under the main decking area.
- \_ Traditional septic system and grease trap.
- \_ 4 bay shed with car hoist.
- \_ Double shed / man cave / party room.
- \_ Carport.
- \_ Chook pen and enclosure.
- \_ Established gardens and fruit trees.

You can drive round the main section of the property. The rear paddock is accessible over a wooden footbridge, not suitable for vehicular traffic, although with modification this could be possible.

The current owners have resided at Pryor Road for 10 very happy years, but it's now time to move on. Shorter settlements preferable, but all options will be considered. Open for the first time this Saturday but the Sellers will try and accommodate viewings at any time.

Approximate Distances:

Peregian Beach Surf Club, 18 Minutes

Noosa Surf Club on Hastings Street, 28 Minutes

Noosa Yacht Club on Gympie Terrace, Noosaville, 21 Minutes

Eumundi Markets, 13 Minutes

Sunshine Coast Airport, 29 Minutes

Brisbane Airport, 1 hour 37 minutes