

# 41 Wirruna Drive, Cooran, Qld 4569

## House For Sale

Thursday, 14 March 2024

41 Wirruna Drive, Cooran, Qld 4569

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 6363 m2**

**Type: House**



Kimberlea Eliot Krause

0409920861

## Contact Agent

Tucked away at the end of a whisper-quiet cul-de-sac just minutes to the local school and village; is this gracious Queenslander, over 80 years old, perfectly positioned on this north-east facing 6363m<sup>2</sup> block to maximise elevation, natural light and breezes, as well as showcase stunning views of Cooran Mountain. The home itself an authentic Queenslander relocated from Brisbane to this site in 2015, and comprises 3-metre wide wraparound deck, three bedrooms, formal lounge/dining, country-style kitchen, sunroom; plus, workshop, storage, and covered parking under. Its elegant original features have been beautifully preserved including 3-metre ceilings, Huon pine floorboards, VJ panelling, timber casement French doors and double hung windows with brass hinges and fixtures, sliding windows, decorative fretwork, ornate ceiling rose, and breezeways. Other notable features include split system air-conditioning, luxury deep bathtub with separate shower, fireplace, timber benches in kitchen, modern appliances, and 6kW solar power. There is the potential to upgrade, reimagine and extend (if desired) with ample space to add in an ensuite or additional rooms under the existing roof line. But wait there's more...in addition to the charm-filled home there is a separate freestanding 10m<sup>2</sup> fully insulated and air-conditioned guest accommodation with shower and outhouse toilet - also with an amazing view. Your visitors will love staying here, and it could also work well as a studio/yoga room/office. Other delights of the property include a woodfired outdoor bath positioned to also maximise outlook; just imagine soaking in a steaming hot bath under the sparkling stars with a glass of red on a crisp winter's evening when the sky is so clear. There is also a dedicated firepit area to gather around and likewise savour the bliss whilst creating cherished memories. Infrastructure on the property includes pet fencing, 2 x 23,000-litre concrete tanks, colorbond garden shed, biocycle system, and 20-foot shipping container (under home). There are established cottage-style gardens with colourful roses and gardenias enhancing the overall ambience, with herb and vegetable gardens providing fresh produce from garden to plate. The land itself has gentle undulation, and is suitable for children to play, and could accommodate a horse or a few sheep, goats, alpacas etc. The size of the block also allows potential to put in a large shed, extend the home in any direction, or build a secondary dwelling (stca). Owners have purchased elsewhere so motivation to sell is high; this is a thoroughly charming property that will resonate with buyers at both a practical and emotional level. We are anticipating a quick sale, so act immediately...this is truly special.

- Gracious Queenslander 80+ years old on 6363m<sup>2</sup>
- Elevated outlook, stunning view of Cooran Mountain
- 3 bedrooms, 1 bathroom, 2 living, wraparound deck
- Storage, workshop, and parking space under home
- Many original features - authenticity + charm shine
- Separate 10m<sup>2</sup> air-conditioned guest accommodation
- Gently fully useable undulating land, pet fencing
- Room for large shed, secondary dwelling, extension
- Cottage-style gardens, 2 x 23,000-litre water tanks
- 2 mins to local primary school, 5 mins to village & rail
- 15 mins to Pomona, 20 mins to Cooroy, 35 mins to Noosa
- Owners purchased elsewhere, ready for immediate sale