

**59 Coach View Place, Ninderry, QLD, 4561**



**Sold House**

Friday, 27 September 2024

59 Coach View Place, Ninderry, QLD, 4561

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Manageable acreage with dual living and a large shed

Proudly presented by Lee Hughes Freedom Property Sunshine Coast.

Are you in search of a property that ticks some or all of the following;

- Looking for a low-maintenance, manageable acreage property
- Elevated, quiet, private, and has a slice of protected natural rainforest
- A home in the heart of one of the Sunshine Coast's most sought-after acreage suburbs
- Fully self-contained, approved one-bed granny flat/secondary dwelling
- Large 6m x 6m shed

If so, you should look at this fantastic Ninderry opportunity!

The current owners purchased the property 10 years ago and have worked tirelessly to renovate and improve it. They have enjoyed the serenity and lifestyle, but it is now time to move on.

The new owners will enjoy many improvements;

- Master suite extension to the main dwelling
- Addition of a fully self-contained granny flat/secondary dwelling
- Addition of a large 6m x 6m steel framed shed
- Improvements to waste treatment plant
- Retaining walls to extend garden and patio
- Established low-maintenance, landscaped gardens
- Raised veggie garden beds
- Addition of a small caravan used for extra accommodation space
- New bitumen driveway

### The main dwelling

Upon entry, this renovated home offers an open-plan living, dining, and kitchen area enhanced with timber-look vinyl plank flooring. The kitchen has ample storage, stone benchtop space, and modern appliances.

There is a second lounge area, ideal for a media room. The hallway with desks for a home office leads to the master bedroom with ensuite and built-in robes.

Two further spacious bedrooms share a bathroom and separate toilet.

### The granny flat/secondary dwelling

The fully self-contained granny flat/secondary dwelling is completely separate from the main dwelling and has its own independent power meter.

On entry, there is a covered front timber deck with pull-down blinds. This space is ideal for your morning coffee, and relaxing at sunset with your favourite drink. The open-plan living area has high ceilings, bamboo timber flooring, and a fully equipped kitchen.

A small hallway leads to the bedroom with a separate bathroom with a shower. There's also plenty of storage and robe space.

### The Land

The block has a gentle, elevated slope. It features a dam, colourful year-round garden beds, a seasonal creek, and its own slice of protected rainforest.

Adjacent to the granny flat is a cute Crusader caravan equipped with power, water, and air conditioning. It is ideal for the 5th bedroom or kids' playroom.

This property is in a quiet cul-de-sac and offers excellent semi-rural living and space to house the extended family or generate residual rental income.

Ninderry is centrally located on the Sunshine Coast, with proximity to beaches, schools and all other amenities, ensuring you can still enjoy the quiet acreage lifestyle with space and privacy yet have all you need on your doorstep. Approx. 20 minutes from Coolum Beach, 25 minutes to Noosa and Maroochydore and 5 minutes from historic Yandina with all the essential amenities such as cafes, Saturday markets, restaurants and IGA Grocery store. The popular North Arm and Yandina Primary Schools are a short drive away, as are a wide selection of high schools and the Sunshine Coast University.

Contact Lee for further details and to arrange an inspection.

- Fully self contained, approved secondary dwelling
- Large steel framed shed
- Low maintenance established garden beds
- Quiet, private and elevated position
- Cute caravan ideal extra bedroom or kids play room
- Cul-De-Sac location
- 6 mins drive to Yandina
- 22 mins drive to Coolum Beach

Call Lee for all details and to inspect