



32A Old Gympie Rd, Yandina



## Sustainability within walking distance to the iconic village of Yandina!

Sold by Kate Henderson-Burton Yandina Realty. This solid hardwood framed, vinyl clad, 2 bedroom + 2 home office home sits on 763m<sup>2</sup> of fertile soil with expansive garden beds and numerous established food producing trees including lemon, star fruit, avocado, lime, orange, mandarin and grapefruit.

There is a 10,000 litre water tank that is attached to a Blackstone water filter that services the entire home along with mains water connection. There is a 3kw solar powered system as well as access to mains electricity.

With stunning views over Yandina and through to Mt Ninderry, this elevated home is private and fully fenced. The full length verandah on the north and east sides of the home is a peaceful spot for catching the morning sun and enjoying a cuppa.

Inside, the home boasts a central open plan living, kitchen, & dining area. There are two bedrooms at the front of the home and two at the rear, one with access to the verandah. A reverse cycle air-conditioner is centrally located.

The bathroom, (along with kitchen), was renovated about six years ago and features a shower over a bath. The kitchen has a breakfast bar, dishwasher, a gas cook-top with electric oven and has ample storage.

The ample space under the home has power connected providing a

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| <b>Price</b>         | SOLD for \$650,000 |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 1528               |
| <b>Land Area</b>     | 763 m <sup>2</sup> |
| <b>Floor Area</b>    | 154 m <sup>2</sup> |

### Agent Details

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### Office Details

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workshop area and storage.

Yandina is central to many popular attractions on the Sunshine Coast and there is much to enjoy in the village itself. The Yandina Hotel, the ever growing Saturday markets, eclectic shops and the Sprit House restaurant are on the doorstep.

Reluctantly, this home is back on the market after a short period of time due to a sudden change in circumstances for the current owners. There is room to put your own stamp on this home and, with so many sustainable features, a stunning view and a charming village within walking distance, it is a rare find in today's market.

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