

Sold



779 Cooloolabin Rd, Cooloolabin



## Rural, Sustainable Living - Minutes to Yandina

Welcome to your new way of life. Sustainable living on a peaceful 7.4 acre rural setting in the heart of Cooloolabin. This best kept secret on the Sunshine Coast is only a short 7 minute drive into Yandina Town & leisurely 20-25mins to all our pristine beaches that the Sunshine Coast is renowned for.

This residence is on the market for the first time in 35 years in the tightly held Cooloolabin community. Situated on the Northern end of the Blackall Range 300m above sea level you can be assured this is a flood free area with Cooloolabin dam and Mapleton National Park at your doorstep.

The home is situated on the most elevated spot of the property surrounded by nature. Embrace the unspoiled environment and take in the fresh air & water. Stunning views in every direction, with lush "Grow Anything" red volcanic soil. If your passion is to live off your land and grow your own food then look no further. A previously certified organic farm having grown ginger, garlic and bananas in the past. The property is a bit over half cleared with the balance being remnant forest.

Freshly painted throughout this substantial solid family home has three generous sized bedrooms all with built-in robes. Master has a walk-in robe & provision for future en-suite if required, plus study or fourth bedroom. The spacious main bathroom includes a large built-in bath & separate shower with tiled floors.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1486
<b>Land Area</b>	3.00 ha
<b>Floor Area</b>	292 m2

### Agent Details

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### Office Details

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**YANDINA**  
Realty 

The living space is expansive including a formal lounge with slow combustion fireplace, formal dining with direct access to a covered alfresco area leading into a very generous solid wood kitchen with plenty of bench space, double sink, gas cooktop , electric wall oven & an abundance of storage, perfect for the avid cooks in the family.

As you enter the rear garden & court yard there is a definite sense of privacy with a perfect combination of covered veranda and grassed open space. A perfect spot to entertain family & friends all year round. The double car garage could easily be converted to a granny flat/teenage retreat/man cave with a shower & toilet already in place. Attached to the garage is a generous double carport already in use for parking.

A bonus with the property is a pristine spring fed permanent creek & pump for irrigation, with 2inch underground main lines & take off points throughout the property including near the main house.

This friendly local community with the Historic Cooloolabin Hall hosts monthly dinners & other activities to get involved in with a local community tennis court for use.

The area is serviced by school buses to both Yandina & Nambour.

Features we love...

- Sustainable living on 3HA or 7.4 Acres
- Views in every direction
- 300m above sea level, flood free
- Tightly held enclave, first time on market in 35 years
- Certified organic "Grow Anything Soil"
- Cooloolabin Dam & Mapleton National Park at your doorstep
- 7 minutes into Yandina Town
- 3 generous built-in bedrooms + Study or 4th bedroom
- 9ft ceilings throughout
- Spacious solid wood kitchen with ample bench space & storage, gas cooking & electric oven
- Large main bathroom with separate bath & shower
- Provision in master bedroom to easily add an en-suite
- Separate double garage with shower & toilet ideal for dual living/retreat
- NBN connected
- Tank water, seepage septic
- Pristine spring fed permanent creek with pump & underground lines throughout the property
- Carport with space for 2+cars
- Over half the land cleared with balance being remnant forest
- School Bus available along Cooloolabin Road, Rubbish & postal services available

For more information please don't hesitate to contact Lauren on 0430 354 477 for a private viewing or join me at one of our scheduled open homes.

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