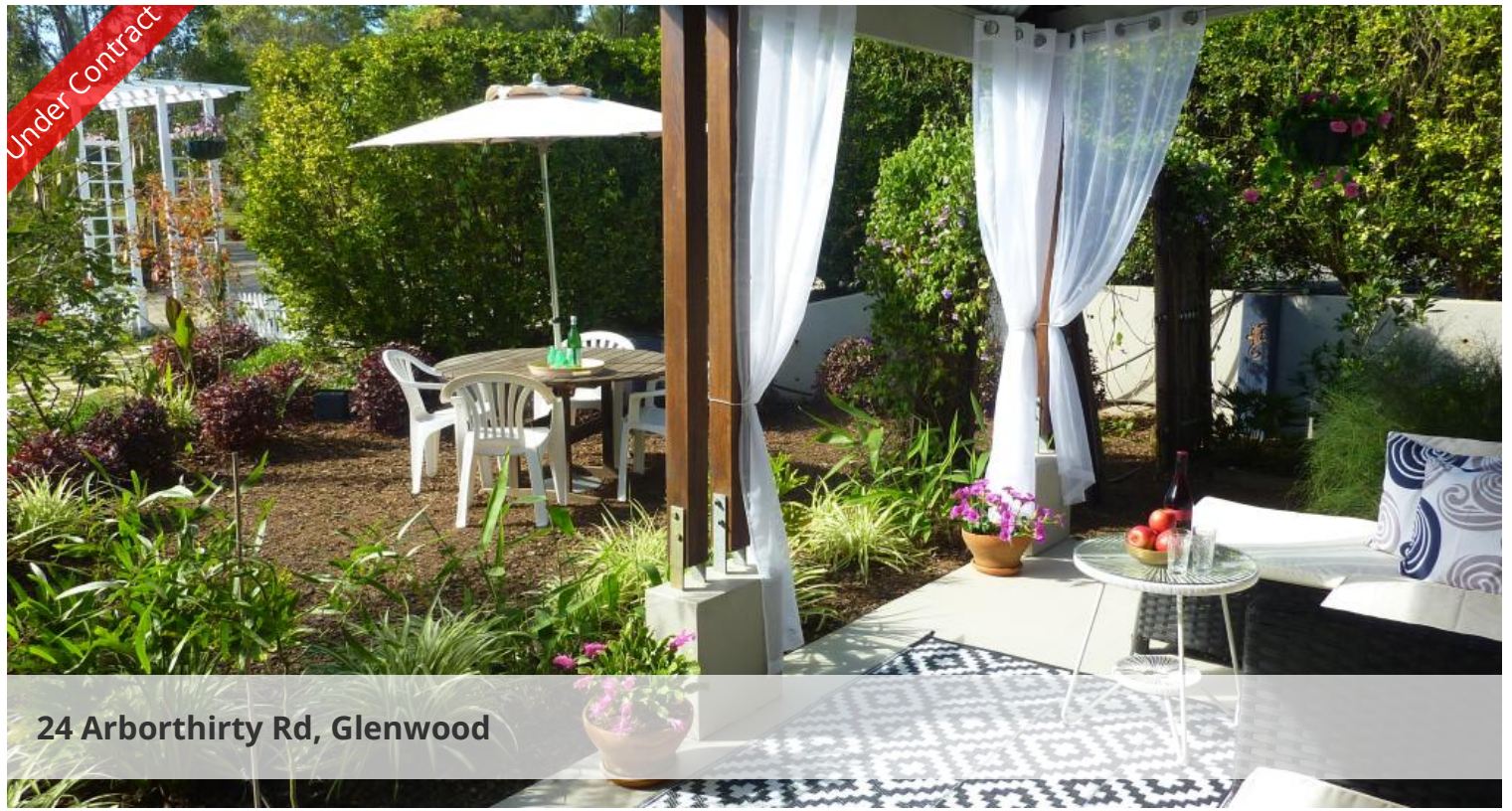


Under Contract



24 Arborthirty Rd, Glenwood



## UNCONDITIONAL CONTRACT

You'll be impressed by the quality of this premium home as it's one of the best homes in the area. This young, very tidy and immaculately presented modern style rendered brick house is one of a kind in the area. The home is set away from the road in a lavish picture-perfect garden. The property is fully fenced (dogproof) and gated, and the house is set in the middle of an established and manicured garden, surrounded by large shady trees.

The placement of the home and landscaping have been thoughtfully done in such a way so that its possible to enjoy the wide open spaces, while also providing plenty of cosy and comfortable spots to relax in privacy. This property truly encapsulates tranquility and peace, its serenity and privacy in nature at its best.

An irrigation is powered by a pump which gets its water from a bore on the property. So, there's is nothing left to do other than to move in and enjoy your modern country living.

- 3 generous sized bedrooms, the main with ensuite and walk in robe
- Separate study or nursery adjacency to thte main bedroom
- Stylish kitchen with walk in pantry, ample storage and quality appliances

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|----------------------|----------------------|
| <b>Price</b>         | \$748,000            |
| <b>Property Type</b> | Residential          |
| <b>Property ID</b>   | 1588                 |
| <b>Land Area</b>     | 6,003 m <sup>2</sup> |
| <b>Floor Area</b>    | 140 m <sup>2</sup>   |

### Agent Details

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- 2.7m ceilings and lots of natural light contributing to the spacious feel
- Open plan living and dining area opening to the outdoor entertaining spaces
- Plenty of room for a potential secondary dwelling or more sheds (STCA)
- Powered shed measuring 80m<sup>2</sup>, plenty of potential to enclose or convert
- Garaging for one vehicle + ample gravelled space for van, boat or extra cars
- Security screens to all doors, ceiling fans throughout
- Fully fenced and gated to keep kids and pets safe
- 22,000Lt rainwater tank plus a bore and pump for the garden

Making a statement from the moment you arrive, where you'll be greeted by a tree lined 80m long gravel driveway.

On your right there is a beautiful arch which invites you to enter via a stone pathway where you'll see a large front patio surrounded by nature. It makes a great place to sit and relax, sipping a cuppa or a glass of wine and overlooking the gorgeous views of the stunning garden.

The home itself is generous and solidly built with security screens on all doors.

The living and kitchen area is designed for open plan living, with white satin finished cabinetry with electric oven and cooktop, range-hood, microwave nook, plenty of cupboard storage, breakfast-bar, and a large walk-in pantry with ample storage.

The home features high-ceilings all over (2.7m). There are 4 bedrooms in total; 2 massive king-size bedrooms, 1 single-bed bedroom, and the master bedroom is in a class of its own! It is comfortable and spacious (+20sqm) that can fit 3 king-sized beds(!), with an oversized walk-in shower and large modern vanity, spacious walk-in robe, ceiling fan, and sliding glass door opening to a private oasis retreat. All bedrooms have built-in robes. Every room has a view overlooking the garden and the natural surroundings.

Family bathroom has a separate shower, bathtub and separate large vanity and toilet.

Linen cupboard in the corridor makes for a great addition to on-trend finishes and ample storage throughout only adds to the appeal of this impressive home ensuring this is a property that will delight a wide range of buyers.

Large internal laundry with plenty of storage shelves.

The driveway ends at an extra large powered shed (80sqm) with concrete floor and its' own rainwater storage. The shed has the skeletal frame structure for easy instalment of walls and doors, transforming it into a professional workshop, man cave or separate dwelling/AirBnB.

The shed offers space for one car, but there are at least four other designated parking spots on the gravelled driveway, ideal for boats, caravan or larger vehicles.

You would be forgiven for mistaking the fenced area around the back of the shed and the house as the boundary of the property, but no! That is just the internal fence for extra privacy, providing a perfect place for large parties, barbecues, or to sit peacefully around the fire pit on cool evenings.

The property has an abundance of trees and lots of quality plants: wattle, guava, tea tree (manuka plant), lemons, mangoes, paw-paw, hibiscus, aloe vera, roses, peach, mulberry tree and many others.

There is array of native and rainforest wildlife to keep you entertained, pristine country air and there is a vegetable and herb garden to satisfy your homestead dreams to live a sustainable lifestyle.

The owner is climate cautious and has efficiency in mind. There is leach field septic system in place, grey water system, 5000gal rainwater tank for the house.

Wireless NBN

2 rest or BBQ areas on the back of the property

Endless potential: secondary dwelling (STCA), swimming pool (STCA), tennis court, garden fishpond, glass-house or establish B&B in such idyllic surroundings.

Less than 10 minutes to local shops: petrol, general store, rural supplies, chemist and mechanic.

There is so much more on offer here and those wanting to get away from the hustle and bustle of suburbia or dreaming of an idyllic self-sustainable life where you can grow your fruit and vegetables, have chickens, or move for that slower place of life. Then this is the property for you.

Land: 6003 sq m = 1.48 acres

Zone: Rural Residential

Rates: aprox \$750 ½ year! It's great value.

Land in the area costs from \$200,000, if you add the cost to build a quality house like this, including all the features that it has, it will cost significantly more, not to mention all the stress and time needed to have a house built!

### **About Glenwood:**

Glenwood is quietly tucked away between the Sunshine Coast and Hervey Bay, which are the major developing areas of South-East Queensland and in Australia overall. If you want to get away from the hustle and bustle, this is the perfect place for serenity and peace, a tranquil country retreat and a picturesque place to live which is also within a short drive to some major locations. Commute time is now much less due to the \$1billion Gympie Bypass, which recently opened making for easier travel.

It's situated between Noosa and "world heritage-listed" beaches of Fraser Island, 30 minutes to Gympie, 40 minutes to Maryborough and then 20 minutes to Hervey Bay. It's about 1 hour to the renowned Rainbow Beach and just over 1 hour to Noosa or the South Burnett wine region.

Glenwood is an undulating emerald countryside, a stunningly green rural country locale complete with general store, café, petrol station, mechanics workshop, primary state school, chemist, rural supplies, weekend markets, post office and the Anderleigh Winery and vineyard just a few minutes away. These are just a few conveniences this community has to offer.

### **Inspections by Appointment**

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