

Sold



131-135 Fairhill Road, Ninderry



## UNDER CONTRACT

Set on a lush and leafy block of a little over 1.6 acres, you'll find it easy to detach from the everyday and yet be so handy to the highway, beaches, the township of Yandina and all the Coast has to offer. The largely level block has its own very pleasing balance of attractive gardens, including a dam, a spacious and comfortable family home plus shed or workshop for tools, toys, trade or even a home based business. The home itself certainly doesn't skimp on size and has had some recent renovations and extensions. It is ideally laid out for the family with teens or with a need for a dedicated home business space. Importantly the timber verandahs have been extended to create a huge entertaining deck for the relaxing end of the working week.

- Enormous master bedroom well separated for privacy
- Double Ensuite with separate toilet, large walk in robe
- Large central kitchen featuring timber bench tops
- 900mm gas cook top, double electric oven and dishwasher
- Separate formal sitting room and sunroom or reading room
- Large family dining room opening to the outdoor living area
- Huge outdoor N/E facing entertaining area in a garden setting
- 3 remaining bedrooms all with built in robes and fans
- Massive family/rumpus with built in work stations & storage
- Triple car carport with extra clearance for higher vehicles
- 18m x 6m shed with additional 6m x 3m workshop bay

🛏 4 🏠 2 🚗 7 📏 6,738 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	55
<b>Land Area</b>	6,738 m <sup>2</sup>

### Agent Details

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### Office Details

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- Ample rainwater, 5kW solar panels and hot water to manage costs
- Dam plus bore servicing 7 garden taps
- Electric front gate and garden sheds complete the picture

For the family with younger children, this home is within the coveted North Arm Primary School catchment and buses run along this road for a choice of State and Private Secondary Colleges. There are a great choice of renowned markets and restaurants on this part of the Hinterland including some wonderful live music options. The best lifestyle features the Sunshine Coast has to offer are all within 30 minutes, and local supermarket and coffee shops in Yandina are just 4 km away. For the commuters the Bruce Highway and the Yandina Train Station are within an easy 5 minutes.

The house is currently tenanted but is available for vacant possession in a reasonable timeframe. This is genuinely a wonderful home, on an easy to manage block in a fabulous location. What are you waiting for? Call to arrange your private inspection today.

Distances:

Yandina; 4km

Yandina State School: 2.9 km

North Arm State School: 1.9km

Coolum Beach: 19km

Bruce Highway: 4.6km

Sunshine Coast Airport: 25km

Eumundi: 10km

Noosa: 30km

Sunshine Plaza Maroochydore 26km

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