

Sold



178 Eumarella Rd, Weyba Downs



## FAMILY LIVING, TOP LOCATION

Centrally located, just 5 minutes to Noosa and 1 minute from beautiful Lake Weyba, this family sized home is situated in a sought after area and priced to sell.

Set well back from the road with a private northern aspect on a fully fenced block, four bedrooms plus a study and large second living area, 2 bay remote controlled garage plus a separate shed for the boys, all sitting pretty on 1.38 acres of mostly cleared land.

Features include:

- Rendered double brick & block construction with generous ceiling heights & tastefully renovated
- The main house alone is approx. 430m<sup>2</sup> under roof plus a 40m<sup>2</sup> shed – room for everyone
- Skylights to the kitchen prep areas and plenty of storage drawers & bench space
- Generous master bedroom with huge en-suite and direct access to the outdoor entertaining area
- Neutral toned large porcelain floor tiles in the high traffic areas

🏠 4 🚗 2 🚚 6 📏 5,612 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	172
<b>Land Area</b>	5,612 m <sup>2</sup>
<b>Floor Area</b>	440 m <sup>2</sup>

### Agent Details

### Office Details

David Berns Real Estate  
0408 629 438



& sturdy carpet in the bedrooms

- In-ground swimming pool and massive undercover entertainment to relax & unwind no matter the weather
- Oversized screened windows and sliding doors from both living areas open to undercover entertaining
- Wood combustion burner for cosy winter nights, insulation and ceiling fans throughout
- 5kw Solar Power system, gas Hot Water System & approx. 10,000 gallons rain water tank capacity
- Fully dog fenced with grassed areas for kids to run or walk them down the road to play around the lake
- Water sports heaven is at your doorstep, kayaking, wind-surfing, fishing, even horse riding in the shallows
- Conveniently located within a short radius of a variety of well reputed schools, St Andrews, Good Shepherd & Pengari Steiner School to name a few.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

# 178 Eumarella Rd, Weyba Downs



= 290m<sup>2</sup>  
 = 180m<sup>2</sup>  
**TOTAL = 470m<sup>2</sup>**

0 1 2 3 4 5  
metres

**DISCLAIMER :** While every endeavour has been made to verify the correct details in this illustration neither the agent, vendor nor the contracted illustrators/typesetters accept liability for any error or omission. Information intended to be relied upon should be independently verified. Be advised that any measurements are made approx from the widest point to that area.

