

Sold



15 Valley Dr, Doonan



## NOOSA LIFESTYLE, PRIVATE RESORT OASIS

Arriving through a gated and formally hedged entrance, this high set, single level, 4-bedroom family home exudes classically timeless style. With elegantly manicured low maintenance gardens, on just over 1.6 acres, the home sits beautifully on the block, providing privacy, light and seclusion.

At the top of the gently sloping driveway, a double garage and small shed leads to a limestone paved path to the covered formal entry.

Zoned for both privacy and entertaining, a large office could be utilised as a separate lounge, retreat, media room, or remain as a large home office. A separate wing provides 3 family bedrooms, all with BIR's and a large bathroom.

A hallway leads past a formal lounge, dining room and bar with views out to the swimming pool.

A Master Suite also takes in the pool and garden views and features a large walk in robe plus an ensuite with bath, shower and separate toilet.

🏠 4 🛏 2 🚗 6 🌊 📏

6,453m<sup>2</sup>

**Price** SOLD for  
\$1,800,000

**Property Type** Residential

**Property ID** 266

**Land Area** 6,453 m<sup>2</sup>

**Floor Area** 352 m<sup>2</sup>

### Agent Details

David Berns - 0408 629 438

### Office Details

David Berns Real Estate  
0408 629 438



The hallway then leads past a powder room and laundry to a light and airy open plan kitchen, lounge and informal dining area.

The fully fitted kitchen includes gas hobs, electric oven, disposal system, pantry, wine fridge, dishwasher, plumbed fridge freezer, and loads of storage. Beyond the kitchen and informal living, an expansive patio with travertine floors leads to the elegantly styled 12m x 5m pool and views over the gorgeous garden setting.

This seamless connection between in and out provides plenty of room for year-round entertaining.

The manicured, established gardens on this gently sloping block provide an oasis like setting; behind the home a series of terraced lawns with groups of palms trees and landscaped rockeries make it an easy care yet high impact garden. Further through the block, natural native plantation provides additional privacy.

The home is fully screened and has fully zoned ducted cooling and heating, ceiling fans throughout, NBN to node, 65,000 litres of water, HSTP waste system, security system and cameras.

All these features in the Golden Triangle of Doonan. The home is directly opposite the Noosa Valley Golf club yet only 15 minutes' drive from Noosa's famous beaches, shops, restaurants and recreational activities. With its smartly zoned layout, well placed position and expansive entertaining areas, this home will be popular with the most fastidious buyers.

### **Detailed Features:**

Home:

- Built in 2010
- Contemporary 4 bedroom and 2.5-bathroom home
- Brick and tile construction
- Master with ensuite and WIR
- Separate wing with 3 beds and family retreat.
- Family bathroom
- Entertainers kitchen
  - Plumbed Fridge/Freezer
  - Gas cooktop
  - Fan Forced electric oven
  - Dishwasher
  - Disposal unit
  - Built in wine fridge

- Pantry
- 2 car garage plus workshop / storage
- Formal entry
- Large study / potential media room
- Formal lounge and dining
- Open plan kitchen / dining / living
- Powder room with separate toilet.
- Bi folds leading to pool and large travertine tiled patio
- Ceiling fans throughout
- Elegant saltwater pool (12m x 5m)
- Expansive covered alfresco area with travertine floors
- Large laundry
- Solarguard glass throughout.
- Fully ducted/zoned air-conditioning and heating

**Land:**

- 6,453sqm. / 0.65 hectares. / 1.61 acres
- Sunshine Coast Council
- Lot 4 Registered plan 159785

**Infrastructure:**

- NBN to node
- Shed
- 65,000 litres of tank water
- HSTP waste system
- Reverse heat pump hot water
- Security system with cameras
- Fully gutter guarded

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.

# 15 Valley Drive, Doonan



DISCLAIMER: While every endeavour has been made to verify the correct details in this illustration neither the agent, vendor nor the 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 approximately from the widest point to that area.

