

Sold



54 Valley Dr, Doonan



## UNDER CONTRACT

Situated in one of the finest streets in Doonan's Golden Triangle, this 2014 built 3 bedroom, 2 bathroom home boasts privacy and modern tailored sophistication in a gorgeously preserved rainforest setting, yet is so accessible to everything Noosa has to offer with its beaches, restaurants and attractions.

Architect designed by Jolyon Robinson with the climate in mind, the home is all on one level, set amongst terraces of beautifully designed low maintenance gardens and edible planting; this is style and sustainability combined.

On entry, beautiful wooden floors, an abundance of windows, high raked ceilings, and glass louvres create a feeling of space and modern chic. The high set angled windows fill the home with winter light yet have been positioned to avoid the summer heat.

A combined kitchen, lounge and dining area open out seamlessly through glass sliding doors to a large covered entertaining deck and the stunning rainforest views beyond. The designer kitchen includes an amazing amount of storage, pantry, a gorgeous 5 burner gas cooktop and fan forced electric / gas oven, dishwasher and stone black bench-tops. This is indeed a stylish cook's kitchen!

The spacious open plan living area includes R/C aircon and heating, plus a stylish Jetmaster wood fireplace for cooler nights.

At one end of the home, a magnificent master suite features floor to ceiling

3 2 6

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 330         |
| <b>Land Area</b>     | 5,426 m2    |

### Agent Details

David Berns - 0408 629 438  
Alexander Payne - 0407194146

### Office Details

David Berns Real Estate  
0408 629 438

windows that will delight you every morning as you wake with stunning views to the verdant rainforest beyond. In addition, there's a walk-in robe and an ensuite reminiscent of a resort, with a huge walk-in shower and louvred windows giving a feeling that you're showering outdoors. (Don't worry, you're not, and it's very private)!

Leading down a hallway from the open living area, you are led to a large laundry, and beyond, the modern and sleek family bathroom with bath and large shower. Both the second and third bedrooms are very spacious. with built in robes and cabinetry, and again, they capture the rainforest views

The home has a large double garage, entry carport for 2 cars, plus extra parking spaces. Infrastructure includes Ecocycle septic, 45,000 litres of tank water and a satellite dish for brilliant reception.

This home is perfect for every season. Airy and cool in summer, warm and cosy in the winter.

It is an oasis in one of Doonan's finest streets. Lush rainforest and gorgeous birdlife abound. The private and terraced garden setting is beautiful. It's a modern home, filled with light, well finished but not pretentious, inviting and low maintenance.

Adjacent to the beautiful Noosa Valley Golf Course and recreational facilities., and so conveniently located to everything Noosa has to offer, this property will sell quickly. **Call David Berns on 0408 629 438**

### **Detailed Features:**

#### **Home:**

- Modern architect designed (Jolyon Robinson) home built in 2014
- 3 bedroom and 2-bathroom home (easy to extend STCA)
- Master bedroom, walk in robe, ensuite huge, shower, designer touches.
- 2<sup>nd</sup> and 3<sup>rd</sup> bedrooms with BIR's
- Modern family bathroom
- Designer kitchen with 5 burner gas cooktop, electric / gas ff oven, d/washer.
- Open lounge and dining.
- Australian hardwood floors throughout
- Beautiful rainforest views
- Jetmaster wood fireplace
- RC Airconditioning/heating
- Ceiling fans throughout.
- Large fully covered entertaining deck,
- 2 car garage
- 2 car carport plus further off-street parking
- Loads of storage
- Large under home utility and storage area

#### **Land:**

- 5426m<sup>2</sup> / 0.54 ha. / 1.33 acres
- Varying gradients, flat areas around home.
- Sunshine Coast (Maroochy)
- L103 RP175165
- Private
- Beautiful terraced gardens
- Amazing veggie gardens
- Close to Noosa

**Infrastructure:**

- Satellite Dish
- Ecocycle Septic Waste system
- 45,000 litres water

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.