

Sold



4 Belleden Pl, Cooroy



## UNDER CONTRACT

(Make sure you check out the video link)

Situated just 5 minutes from the convenience and amenities of Cooroy on the edge of the beautiful Belleden Estate, this 4 bedroom, 2 bathroom home offers so much by comparison to its hinterland neighbours.

Sitting on 1.05 hectares of flat land, with its own gorgeous creek, and a beautiful treed perimeter, the home boasts multiple living and entertaining areas.

On one side of the entry, a formal lounge with abundant light connects through to an open plan living, dining and kitchen area overlooking a paved courtyard (or future pool area). The kitchen includes electric cooktop, FF electric oven, rangehood and dishwasher. The large open plan living space allows for flexibility and includes reverse cycle aircon and heating. The floating wooden floors give a sense of warmth and character.

A wing down one side of the home offers 3 bedrooms with BIR's, all with views of the gardens, along with a family bathroom with

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	331
<b>Land Area</b>	1.05 ha

### Agent Details

David Berns – 0408 629 438

### Office Details

David Berns Real Estate  
0408 629 438



separate toilet/powder and a laundry leading to a drying court.

Upstairs, a master suite offers complete privacy and includes its own lounge with balcony and gorgeous rural views, then there's the large bedroom, walk in robe and an ensuite with shower and large spa bath.

The land itself is lush and could be utilised for so many different purposes. It's fully fenced and there's a double garage/shed that is currently set up as a studio.

Create an orchard; buy a horse, or maybe a lama! Let the dogs run free!

Take a walk away from the house and you come to a bridge, crossing the meandering creek that almost creates an 'island space'. Take a picnic! There are loads of opportunities here and one could even consider a secondary dwelling STCA.

Location wise, this is in a beautiful part of Cooroy, with shopping, cafes, schools and sporting amenities nearby, yet it feels so private and stylishly rural.

With quick access to town itself, the M1 to other parts of the Sunshine Coast or Brisbane, plus it's only a 25 minute drive to the beaches of Noosa and all its attractions, this is town and country living at its best.

To help you see how beautiful this home will look furnished, we've added some 'virtually furnished' shots, and a concept pool. None of the actual home shots have been altered in any way

Given everything this property has to offer, it will sell quickly. Call Alexander Payne on 0407 194 146.

**Please note that open for inspections require a mask to be worn and QR Code Check in.**

#### **Detailed Features:**

##### **Home:**

- 4 bedroom and 2-bathroom home
- Master bedroom, with its own lounge, balcony, walk in robe, ensuite with spa, toilet, shower,
- 3 further bedrooms with BIR's
- Family bathroom, separate toilet/powder

- Modern kitchen with electric cooktop, electric / gas ff oven, d/washer.
- Open lounge and dining.
- Floating wooden floors / contemporary grey carpets
- Beautiful bush views
- RC Airconditioning/heating
- Ceiling fans throughout.
- Large fully covered entertaining deck,
- 2 car garage
- Carport
- Carport plus further off-street parking
- Loads of storage

#### **Land:**

- 10500m2 / 1.05 ha. / 2.59 acres
- Flat useable land, fully fenced
- Noosa Council
- Beautiful natural creek
- L103 RP175165
- Private
- Close to Cooroy, Noosa and access to M1 for Brisbane

#### **Infrastructure:**

- Septic waste system (recently fully upgraded)
- 43,400 litres water
- Double bay shed/garage/studio
- Garden irrigation

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