



11 Templeton Way, Doonan



"Birdsong" Elegant Queenslander & Beautiful Acreage, on Noosa's Doorstep.

Adjectives come pouring to mind. 'Elegance', 'Lush Sophistication', 'Once in a Lifetime Opportunity'. This is very much a home that embraces you as you enter.

Set on 2.45 acres, in the Golden Triangle of Noosa's hinterland, this original Queenslander was built in 1916 for John Bull, the then Publican of the Tewanin Hotel. It was relocated to its current location in 1986 and has been beautifully restored and complemented to adopt its surroundings and adapt to a resort like, alfresco lifestyle.

Boasting 4 bedrooms and 2 bathrooms, dual zone living, multiple reception rooms and outdoor entertaining, the opportunities are endless. Whether its family or guests, you can be together or be apart.

Further down the hallway there is a lovely sitting room connected to the dining room with an open plan feel. The country style kitchen with the wood burning fireplace making a prominent feature. The kitchen is well appointed with a gas cook top and electric oven and there's even a butler's pantry

The rear deck beckons for alfresco entertaining and has been designed beautifully to integrate with the original architecture. Summer nights, by the pool, looking over the verdant bushland, you'd hardly think your 10 minutes to Noosa!

Just as short walk from the home, over a gully and a creek, flat level acreage appears, perfect for a horse or for year-round soirees. This is the setting a

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Price	\$2,250,000.00
Property Type	Residential
Property ID	376
Land Area	9,919 m2

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magical wedding is made of. The gardens are complemented by mature trees and the lush landscape providing privacy.

Despite its historical significance, the home has been fitted with ducted and zoned air conditioning and heating, ceiling fans, screens along with modern appliances and fittings throughout.

In addition, there is a large workshop/studio perfect for a home office or potential separate dwelling STCA. There is a further double car port with secure off-street parking.

Infrastructure includes 2 large water tanks, septic waste management, and fencing.

A short stroll to school buses provides convenience.

This is a once in a lifetime opportunity to secure the epitome of style, elegance, acreage and privacy, all so close to everything Noosa has to offer.

Detailed Features:

Home:

- Classic, renovated original 1916 Queenslander
- 4 bedroom and 2- bathroom (1 ensuite)
- Master with, ensuite
- Further 3 bed
- (All bedrooms have access to verandah).
- Family bathroom
- Multiple lounge/dining and reception rooms
- Study
- Country style entertainer's kitchen
 - o Gas cooktop and oven
 - o Large walk in pantry - plenty of storage
 - o Dishwasher
- Beautiful timber floors
- Fully ducted zoned air-conditioning & heating
- Ceiling fans throughout
- Plunge pool
- Double undercover carport
- Further visitor's carpark
- Expansive covered alfresco area
- School buses at doorstep
- Potential for secondary dwelling 20 metres from the home STCA

Land:

- 9919sqm. / 0.91hectares. / 2.25 acres
- Sunshine Coast Council
- Lot 11 Registered Plan 202268
- Level and gentle slope
- Wide open flat acreage suitable for a horse

Infrastructure:

- NBN copper cable

- 45,000L of water of tank water
- Septic waste management
- Large Separate Studio / Workshop
- Partially fenced and gated.

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