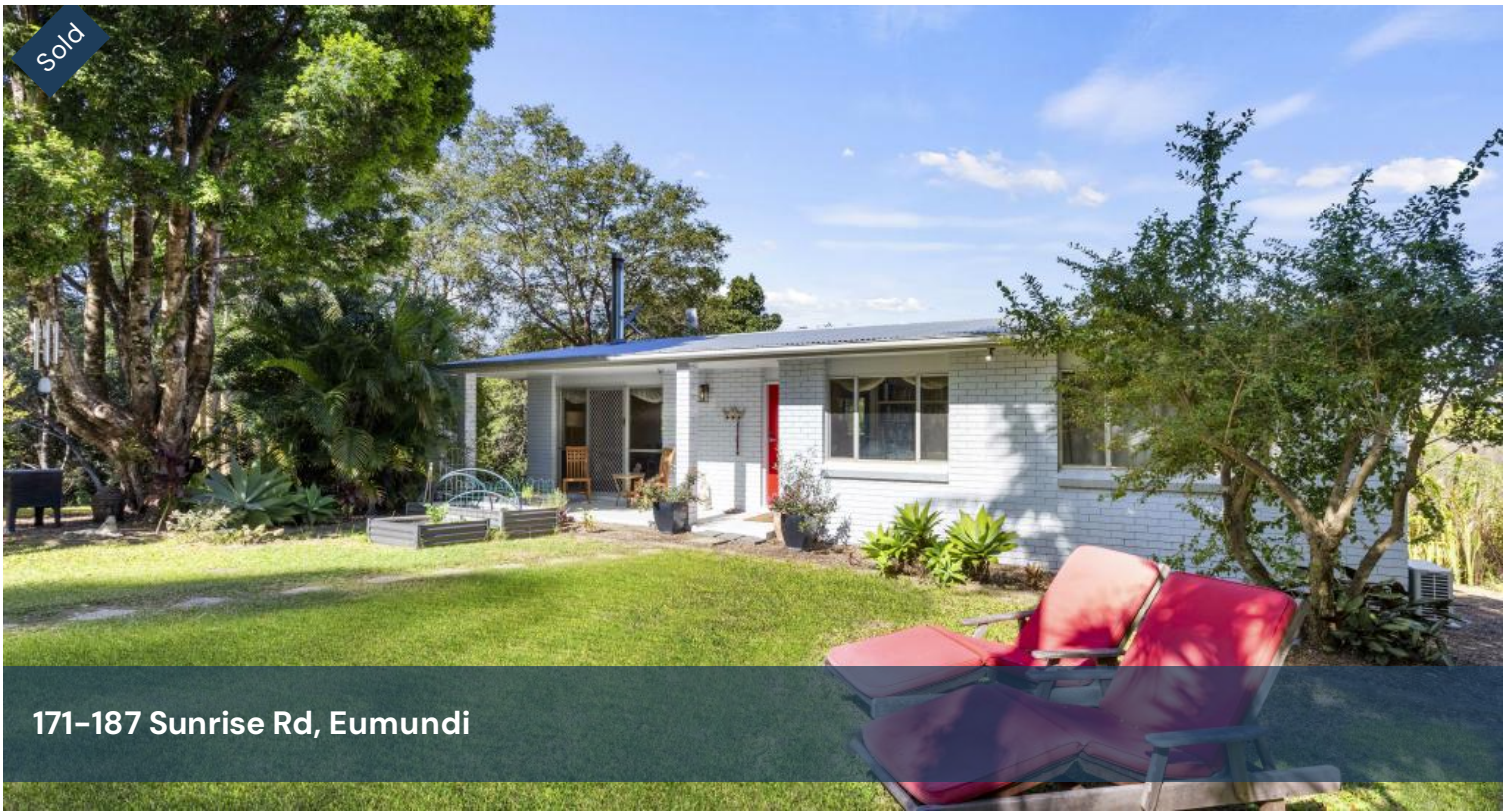


Sold



171-187 Sunrise Rd, Eumundi



## UNDER CONTRACT

Situated in the heart of the Noosa Hinterland by the border of Doonan and Eumundi, this well positioned property offers the astute investor, entry level access to a sought after location. Set on 2.76 acres with approx. 1 acre cleared, the solid brick home boasts a freshly renovated interior with third bedroom opened up to form part of the living area. The studio offers an additional large open plan space ideal for a home run business, workshop or extra storage.

For those that wish to build, there is plenty of room to create a masterpiece that takes full advantage of the hinterland views and prevailing sea breezes.

Features include:

- Wood fire burner and split system aircon to main lounge
- Master bedroom with air-con and ceiling fans throughout
- Open kitchen with lots of natural light & electric cooker
- Undercover deck with hinterland views, perfect spot for a morning cuppa

🏠 3 🛏️ 2 🚗 2 📏 2.76 ac

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

**Property Type** Residential

**Property ID** 429

**Land Area** 2.76 ac

### Agent Details

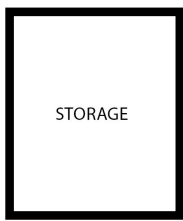
### Office Details

David Berns Real Estate  
0408 629 438



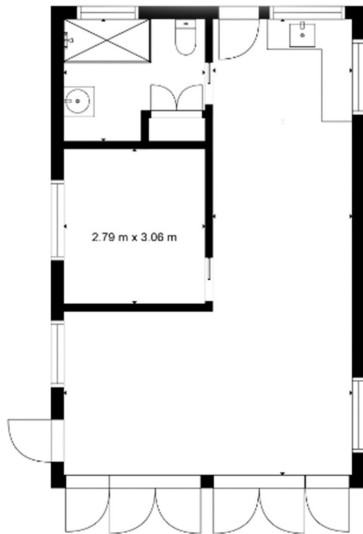
- Fully fenced rear yard with large grassed area, great for pets and kids
- Approx. 2 acres of rainforest with running creek & small swimming hole
- Approx. 20,000 gallons rainwater tank capacity
- Just 5 mins to Eumundi township and 10 mins to Noosaville

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.



STORAGE

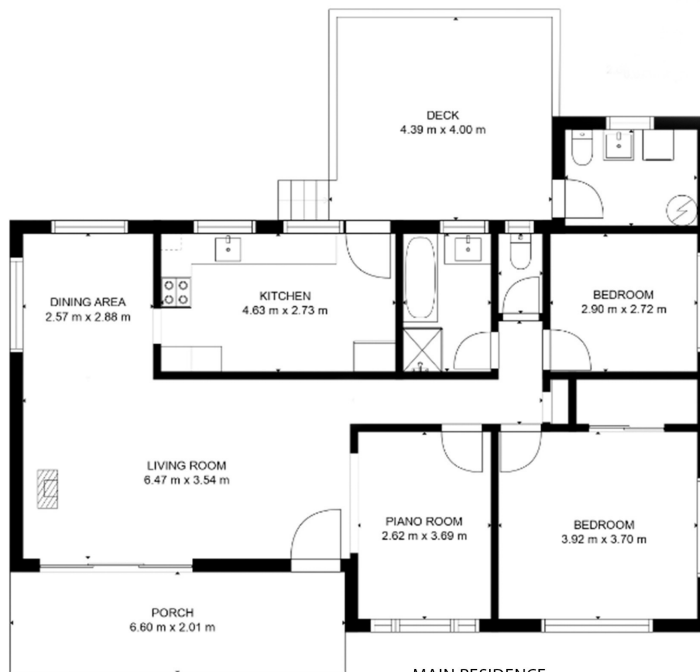
(NOT IN POSITION)



2.79 m x 3.06 m

STUDIO

(NOT IN POSITION)



DINING AREA  
2.57 m x 2.88 m

KITCHEN  
4.63 m x 2.73 m

BEDROOM  
2.90 m x 2.72 m

LIVING ROOM  
6.47 m x 3.54 m

PORCH  
6.60 m x 2.01 m

PIANO ROOM  
2.62 m x 3.69 m

BEDROOM  
3.92 m x 3.70 m

MAIN RESIDENCE

DECK  
4.39 m x 4.00 m



171-187 Sunrise Rd, Eumundi

Main Residence: 141 m<sup>2</sup>  
Granny Flat: 59 m<sup>2</sup>  
Land: 11,259m<sup>2</sup>

Artist Impression ONLY. Every attempt to has been made too ensure the accuracy of this floor plan. All measurements are approximate and we take no responsibility for any error or mis-statement. This plan should only be used for real estate purposes for a prospective buyer. FLOOR PLAN BY ELITE MEDIA SUNSHINE COAST | elitemediasunshinecoast.com.au

