



7 Toolborough Rd, Yandina Creek



## Everyday escape

When you pull into the drive there's a feeling you've arrived at a weekender in the country. The reality though is everything you need is so close making this an ideal full time home. This private one acre section has sweeping rural views over adjoining farm land and is just 10 minutes drive Coolum's patrolled surf beach.

- 1 bedroom liveable shed with loft (possible convert to second bedroom)
- Large open living area with rural views across the valley to Ninderry
- Good size main bedroom and ensuite. Fully equipped kitchen
- Air-conditioned and large room sizes means lots of furniture options
- Very private 4000sqm block over looks surrounding farm land
- Feeling of seclusion just 10 minutes drive from the beach & major services
- 12m x 14m shed with high clearance entry, power/lighting and mezzanine
- 2 x 20,000L water tanks & onsite effluent disposal keep bills to a minimum
- Pump from spring to dam makes it easy to water anywhere on the property
- Room for fruit trees and pets. Add solar power your almost off the grid
- Perfect green change close to town, or ideal home business location

The home itself is a good size and really well appointed. The massive high clearance shed next door provides plenty of room for toys of all sizes, a proper workshop and excellent mezzanine storage for a home business or warehousing. There's a dam

1 1 8 4,000 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2730
<b>Land Area</b>	4,000 m2
<b>Floor Area</b>	157.93 m2

### Agent Details

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onsite as well as plenty of grassed yard left to establish more garden or simply just enjoy the space around you. If you're looking for an easy step into Coolum's acreage market or need a roof over you as well as your several pride and joys then you simply wont find better.

Investment information:

Estimated Permanent Rental Return: \$450/week

Rates: Approx. \$1850/year

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