



## 136 Wappa Falls Rd, Yandina



### Stunning acreage property with town water

Sitting on the outskirts of Yandina is this 12.25 vacant parcel of private, peaceful paradise with fantastic views to Mt Ninderry. Perfect north easterly aspect with views to Mt Ninderry from the several house sites. Power & Telstra available at the start of the block & mains water is all hooked up to the end of the driveway on Wappa Falls Rd. Easy access from Wappa Falls Rd on a flat concrete driveway. Soil test, contour mapping, tree height assessment & bush fire assessment has all been completed and can be viewed at buyers request.

Small regrowth at the front of the property, would be easy to doze a driveway half way up the block to take in the fantastic views of Mt Ninderry. The rest of the acreage is Eucalypt forest with an abundance of grass trees and natural bush. The house sites are very private with not a house in site and views of Mt Ninderry never to be built out. Wappa Falls Rd is very sought after being one of the only rural roads out of town with mains water. A green environmental zone at the back of the property and backing onto Mapleton National Park secures your peace & privacy. Acreage properties of this size are very uncommon so close to town with town facilities on hand.

This property would be an ideal property for buyers seeking peaceful country-style living without complete isolation being a 3 minute drive into Yandina town centre, 10 minutes to Nambour and only 20 minutes to Coolum Beach. Yandina is located smack bang in the middle of the Sunshine Coast with easy access to the Bruce Hwy and 1 hr to Brisbane's

📏 12.25 ac

<b>Price</b>	\$899,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1534
<b>Land Area</b>	12.25 ac

#### Agent Details

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#### Office Details

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CBD.

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