



**79 Wants Rd, Maroochy River**



## Genuine Dual Living on 6000sqm

**Inspection By Appointment only "BROLGA"** An exclusive Hinterland property located just beyond Coolum Beach.

Welcome to 79 Wants Road, Maroochy River nestled within this peaceful small acreage estate. Bring Grandma & Granddad or the older children who have rejoined the coop, alternatively live in one home and rent the other one out. Genuine dual living on over 1 1/2 acres (6020sqm) with fantastic uninterrupted views to Mt Ninderry from both homes. The vendors circumstances have changed and they are ready to make the move north.

Both homes are still under builders warranty with the main home built in 2018 and the smaller secondary dwelling built in 2020. The main Ausmar home is set over two stories a great work from home opportunity with the air-conditioned office downstairs with it's own external & internal entrance plus bathroom & laundry. Timber internal stairs take you to the main living area with easy care vinyl timber planking throughout the home. The main home consists of four bedrooms and three bathrooms (one downstairs) and two upstairs living rooms plus media room. A north/east facing verandah with views over the property and beyond to Mt Ninderry. The chefs designed kitchen is delightful with ceaser stone bench-tops, butler's pantry, 900mm gas cook-top & electric oven plus a separate 600mm wall oven, walk in pantry, dishwasher & plumbed double door integrated fridge nook. The main bedroom is at one end of the house with access to the north/east

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**Price** 2 homes for \$2,200,000

**Property Type** Residential

**Property ID** 1581

**Land Area** 6,020 m<sup>2</sup>

**Floor Area** 390 m<sup>2</sup>

### Agent Details

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**YANDINA** Realty 

facing verandah. Walk in robe through to the ensuite with double vanity & floor to ceiling tiles. Separate media room with double sliding doors. The other end of the home houses the kids wing with 3 generous sized built-in bedrooms with fans plus a separate air-conditioned lounge room with ample storage cupboards. The main bathroom has a huge freestanding bath, separate shower and floor to ceiling tiles. Mutual colours throughout the home make decorating easy for the new home owners.

The 2nd dwelling separate from the main home has soaring high ceilings and is light filled consisting of 2 bedrooms, 1 bathroom & a separate powder room. Open-plan living, bamboo flooring throughout with a full length north/east facing verandah with fantastic views to Mt Ninderry. The galley style kitchen with induction cook-top, electric oven, breakfast bar, dishwasher, integrated fridge nook looks over the open-plan living through to the verandah. Separate laundry with external access

Both homes are quality built with steel frames & steel posts with hardwood retaining walls. Totally private at the end of a cul-da-sac with a long easy accessed dual concrete driveway. Maroochy River is located just beyond Coolum Beach and 5 minutes east of Yandina township with easy access to the Bruce Highway north or south. The treed lined street with quality homes offers an idyllic countryside haven perfect for the extended families or guests. The Hinterland feeling with easy access to the coast or Hinterland. A great investment opportunity with dual living. Live in one house rent the other. Expected rental return of approx. \$1800 combined or \$1100 for main & \$650 for 2nd dwelling.

#### **At a glance-**

Main house- 4 Bedroom, 3 Bathroom, 3 Living Areas +

Separate Office (Great work from home opportunity)

Double garage with internal access

Chefs designed kitchen, Butlers pantry, Double electric ovens, 900mm gas cook-top

2nd Residence- 2 Bedroom, 1 Bathroom + Powder room, Full length verandah

Pet safe fly screens throughout

3 x Poly water tanks

5 Split system air-conditioners

Garden shed

Expected rental return- \$1100 main home & \$650 for 2nd dwelling

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