

Auction



63 Apps Road, Maroochy River



## COASTAL LOCATION MEETS RURAL LIFESTYLE

With luscious green open space and boundless character, rural opportunities like this just 12 minutes to the beach are as rare as they are valuable. Sitting on approximately 4826m<sup>2</sup> / well over one acre of land, 63 Apps Road has been immaculately restored and maintained ready for the new owner to reap the benefits of the current owners hard work.

The original Queensland style homestead will be very popular with buyers who appreciate classic style and flexible living spaces. This dwelling is approximately 100 years old and has been fully restored by the sellers. With freshly painted original VJ (tongue and groove) board throughout, high ceilings, a fire place and hardwood timber floors, the residence exudes character in every grain.

Upon inspection you will experience the old school character mixed with new school touches. The old school feel begins in Queensland homestead where the open plan kitchen, dining space and adjoining balcony provide a social area for everyone to sit down and talk ... like in the good old days!

The new school touches feature at the rear of the property where a wholesome, brand new tiny home sits. This dwelling is complete with a spacious deck, hardwood timber floors, a composting toilet, integrated dishwasher, air conditioning and brand new oven + cooktop. Two

 5  2  4  4,826 m<sup>2</sup>

Price	Auction
Property Type	Residential
Property ID	11326
Land Area	4,826 m <sup>2</sup>

### AUCTION

Saturday 26 April, 12:00 PM

### INSPECTION TIMES

Sat 19 Apr, 11:00 AM - 11:30 AM

### AGENT DETAILS

Indiana Voss - 0404 155 581  
Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD,  
4556 Australia  
07 5445 6500



sleeping areas feature on the upper ends of the dwelling. This space has potential to be fully off grid, however it is currently connected to the main house power.



Additional Features Include:

2 x 20,000L water tanks

Bore and bore pump with three taps throughout the property for gardens

New Taylex septic system with capacity for additional full size granny flat

Orchard with over 30 different fruit trees (including mulberry, lemonade, lemons, limes, mandarins, lychee, orange, guavas, bananas and more)

Seasonal creek that runs through the forest side of the block

3 minute walk to jetty at Ashtons Wharf Park with access to the river for a kayak or SUP

12 minute drive to Coolum Beach\*

5 minute drive to Yandina

What comes next is up to you. Contact Indiana on 0404 155 581 or Justin on 0400 822 069 today to start envisaging your future at 63 Apps Road.

\*Data from Google Maps

*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.*