

Sold



2 River Gum Drive, Diddillibah



## AN IDYLIC SANCTUARY PERFECT FOR THE FAMILY; JUST MINUTES FROM EVERYTHING

Privately nestled amongst beautiful natural surrounds & birdsong in one of the Sunshine Coast's most sought after boutique acreage precincts, 2 River Gum Drive is an executive standard homestead that offers the rare, yet extremely desirable combination of idyllic rural tranquility in a premier central location.

Set before a bush backdrop on 5761m2 of predominantly flat, usable land, the stately four bedroom Queenslander boasts an abundance of luxurious character and forms the centre piece of a very special property. Flanked by green lawns and low maintenance gardens, picturesque leafy outlooks are enjoyed not only from every aspect of the elevated apron veranda outside, but also through the large windows and classic French doors from the inside of the home.

The interior is immaculately presented, benefitting from great aspect and high ceilings that allow high levels of natural light throughout, while the mix of classic Queenslander design and tasteful contemporary extras make for a stylish yet comfortable, homely environment. A spacious formal lounge welcomes you as the front door swings open; air conditioned with plush carpet this is the perfect place to entertain friends and family, or retreat to relax in peace. Adjoining the lounge behind double doors is the oversized master bedroom, which enjoys excellent privacy and separation from the rest of the home, access to the balcony

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Price	SOLD
Property Type	Residential
Property ID	2065
Land Area	5,671 m2

### AGENT DETAILS

### OFFICE DETAILS

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



and is well serviced by a large walk in wardrobe and sleek en suite.

A short walk down the hallway leads to an expansive open plan kitchen, dining and second living space where many happy memories will be made. The cook will no doubt fall in love with the modern appliances, ample woodgrain cabinetry and large granite benchtops that adorn preparation areas and the waterfall island bench. The dining area overlooks the gardens and lawns while lovers of Al Fresco are sure to utilise the seamless access to the veranda for outdoor dining. Underneath modern downlights and a superb surround sound audio system, the mood can be set to suit the occasion in the second living space depending on whether you're settling in for movie night or gearing up to watch the big game.

The second, third and fourth bedroom (currently in use as a home office) are also located at this wing of the house and are all a very good size, feature built in wardrobes, enjoy leafy green vistas and are in close proximity to the main bathroom which is finished to the high standard consistent throughout. Internal storage is certainly never going to be an issue as a smart floor plan ensures double the linen cupboard and pantry space than you're use to (plus there's an added bonus of a loft space and of course underneath the house itself).

Outside, the double carport is connected to a room that will offer new owners a variety of choice in terms of how best they wish to put it to use; it could be a kids/teenage retreat, media room, sleep out, another home office (landline connected) or art/hobby room.

Also Featuring;

Large Independent Laundry  
Ceiling fans or Air Conditioning throughout  
Rural Residential Zoning; Hassle free second abode/Granny Flat possibilities  
Small Dam  
High Quality Fittings and Fixtures  
Pan flat pads of lawn perfect for sheds/swimming pool/tennis court  
Driving Accessibility to all areas of the property  
Unbeatable central location amongst idyllic natural surroundings

Perfectly positioned just a short drive from the beaches, river, amenities, schools, airport, motorway/highway... well pretty much everything, this magical property offers a rare opportunity to secure your very own private sanctuary on over an acre of pristine usable land just a stones throw from the very best the Sunshine Coast has to offer. A truly wonderful slice of paradise; the family dream awaits.

Call Drew on 0468 950 301 to arrange an inspection or come and visit one of our scheduled open homes.

*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.*