

Sold



174 Shadbolt Road, Mothar Mountain



## EVERYTHING YOUR FAMILY NEEDS AND MORE!

Are you looking for the perfect home, 16.72 acres of land and a place to relax combined into one perfect property this is the one you have been waiting for! This property combines a feature packed house with timber cathedral ceilings, lots of room, heaps of outdoor living areas and space for all your four legged family as well! Nestled in the ideal suburb of Mothar Mountain close to the rock pools, Noosa equestrian centre and the speedway this is the perfect place for every family! There is so much here to offer you have to come and see it to believe it.

### Home:

Master bedroom with timber floor, 2 built in robes, 2 built in dressers, ceiling fan, split system air-conditioning and an outdoor terrace over looking acreage.

Master ensuite with shower and toilet.

3 bedrooms with timber floors, ceiling fans and built in robes.

1 bedroom with separate glass sliding doors and timber look vinyl floors.

Main bathroom with shower, toilet, freestanding bath.

Separate WC next to the laundry.

Combined open plan kitchen, living, dining with hardwood timber floors, cathedral ceilings with fans.

Kitchen with gas appliances, dishwasher, stone benchtops, pantry and a stainless steel splashback.

Timber featured office with ceiling fan.

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67,663 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	8
<b>Land Area</b>	67,663 m2

### AGENT DETAILS

Pete Angle - 0438 864 158

### OFFICE DETAILS

One Agency Gympie  
0438 864 158

**ONE** AGENCY  
GYMPIE

Living area downstairs can be used as rumpus or teenage retreat.  
Huge laundry with lots of cupboard space, sink and external access door.  
Linen cupboard, under stairs cupboard and attic access for all your storage needs.

HUGE wrap around outdoor verandah with glass sliding doors from the living area overlooking views of the dam and acreage beyond.

Outside:

Saltwater pool with massive shade cloth surrounding by maintained gardens.

Numerous outdoor seating areas dotted around the house one with a built in BBQ.

Iron roof and cladding upstairs and a enclosed living space downstairs.

Septic system.

5 x 5000 gallon tanks plus a 1000 gallon tank.

Solar hot water system with a switch to electric for cloudy days.

1 x 6 bay carport, 1 x 3 bay shed with mezzanine floor ideal for office space and 1 x 4 bay shed all with electricity.

3 phase electricity to one of the sheds.

Bird Aviary/ 3 goat/cow stables with electricity.

Fully fenced chook yard and coop with its own small water tank.

Garden greenhouse.

Land:

Peaceful 16.72 acres of partially cleared land that is fully fenced with dual road access.

Split into 3 paddocks

2 dams with a pump that feeds back to one of the tanks to water gardens.

Don't miss out on the chance to become part of the fantastic and close-knit community. Get in touch and arrange an inspection with Pete today!

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