



## Statutory Trustee Sale - 60-acres in Prime Location!

Golden opportunity to secure this 60-acre property in a prime position, that is all about the land, the location and the opportunity!

This is a Statutory Trustee Sale. To be sold via onsite auction on 13/12/24 at 9am.

### The Land:

The property has over 500m of frontage running along Eumundi Noosa Road, and rear access off Forest Ridge Drive.

Around 1.3 hectares of land has been cleared along the Eumundi Noosa Rd frontage, allowing you to enjoy the open green spaces, mature gardens and fruit trees on the gently sloping block. There is also a picturesque dam on the property, with a forested backdrop.

The rest of the property has been left to nature, with tall

3 1 2

24.34 ha

Price SOLD for  
\$1,250,000

Property Type Residential

Property ID 20

Land Area 24.34 ha

Floor Area 117 m<sup>2</sup>

### Agent Details

Phil Wood - 0435 796 186

### Office Details

Woods Property Agents  
SHOP 8 110 Sixth Ave  
Maroochydore, QLD,

trees and low ferns providing a stunning natural backdrop, and a place to explore.

4558 Australia

0435 796 186

The original cottage is located in a light and open space next to the road. The weatherboard cottage is circa 1920's and has 3 bedrooms and 1 bathroom - with a total of 117sqm of living space. There is also an adjoining carport, and well-presented gardens with mature fruit trees.

#### The Location:

Enjoy being close to nature, while being on the doorstep of the best that the Sunshine Coast has to offer.

Ideally located in a private and semi-rural location between Noosa and Eumundi. Just 10 minutes from Noosa's beaches, cafes and restaurants or just a few minutes drive to the artisan village of Eumundi.

Enjoy outstanding connectivity via the Eumundi Noosa Road, providing convenient access to both the Sunshine Coast Motorway and the Bruce Highway.

#### The Opportunity:

Original and untouched, this is a rare opportunity to secure one of the last remaining large blocks in the area.

You may wish to build your own dream acreage property, and the enjoy the space and privacy of the surroundings

With surrounding properties already developed, you can also explore the development options for your own vision, via a residential or commercial application. The current zoning is Limited Development (Landscape Residential). Alternatively you can simply buy and hold, with the area prime for strong capital growth as the Coast continues to grow into the future.

Please contact Principal Agent and Director, Phil Wood,

on 0435 796 186 with any questions.

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.



1170 Eumundi Noosa Road, Verrierdale

3 Bed 1 Bath 3 Car



**Total Living: 117m<sup>2</sup>**  
**Block Size: 24.34ha**

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.