

# 80 Musavale Road, Eerwah Vale, Qld 4562

## Acreage For Sale

Monday, 23 December 2024

80 Musavale Road, Eerwah Vale, Qld 4562

Bedrooms: 7

Bathrooms: 4

Parkings: 5

Area: 12 m2

Type: Acreage



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## Maroochy Springs – A Lifestyle Dream on 30 Acres

Nestled in the picturesque Noosa Hinterland, just moments from Eumundi and 30 mins from Noosa's pristine beaches, Maroochy Springs offers the ultimate lifestyle acreage. With two approved residences, a studio, a workshop and expansive infrastructure, this 30-acre property combines elegance, comfort, and endless potential.

**Main Residence** This Tuscan-style masterpiece is positioned on a private knoll, offering panoramic rural views of Mt Eerwah and Cooroy Mountain. Designed to embrace the subtropical climate, the home features:

- **Spacious Design:** Five bedrooms plus a study (or sixth bedroom), three bathrooms including a spa ensuite, and multiple light-filled living areas.
- **Functional Kitchen:** European appliances, granite benchtops, and a walk-in pantry.
- **Indoor & Outdoor Living:** Formal lounge and dining, family room, and an outdoor pavilion overlooking the saltwater pool.
- **Comfort Features:** Ducted air-conditioning, ceiling fans, a slow-combustion fire, and gas heating outlets.
- **Extra Infrastructure:** 3-car garage plus covered carport bay flanking the porte-cochere area between the main residence and the second dwelling.

**Second Dwelling** Perfect for extended family or guest accommodation, this approved two-bedroom residence includes:

- **Two** ensuited bedrooms and a separate laundry.
- **Ducted** air-conditioning, ceiling fans, and a covered outdoor entertaining area.
- **Views** of one of the property's dams, ensuring tranquility and privacy.

**Additional Features**

- **Studio:** Currently set up as a photographic studio, with a composting toilet, small attached pottery shed, air-conditioning, and NBN connection.
- **Workshop:** A 10m x 6m standalone shed with a 4.5-tonne hoist, plus a 20 foot container. The workshop is adjacent to a paddock suitable for equestrian use and the workshop could be easily converted to stables with the container being used as a tack room.
- **Water Security:** Two 75,000-litre in-ground tanks, bio-cycle system, and four natural springs, including the headwaters of the North Maroochy River.
- **Land:** Undulating to flat terrain with over 10,000 trees planted along the creek line, creating a haven for native wildlife.
- **Fully Fenced:** Both of the residences have dog-fenced house yards and the property is fully fenced for the 'rescue' cattle. Solar panels generating 10kws supplying both residences plus solar HWS Prime Location
- **9km** to Eumundi's renowned markets and cafes.
- **30km** to Noosa Heads' stunning beaches.
- **37km** to Sunshine Coast Airport.

**Endless Opportunities** Whether you envision a luxurious country estate, a premier equestrian center, or a serene family retreat, Maroochy Springs delivers. Don't miss this rare opportunity to secure a lifestyle property of unparalleled quality and potential. Contact us today to arrange a private inspection and make Maroochy Springs your dream home.