

9 Kiah Court, Cooran, QLD, 4569



House For Sale

Saturday, 11 January 2025

9 Kiah Court, Cooran, QLD, 4569

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

Slice of Paradise!

Offering style and functionality in a tranquil and serene environment, this beautiful 4 bedroom home has been tastefully renovated to offer its new occupants year round retreat-style living.

This home is low-maintenance and is within walking distance from local shops, cafes, school and post office.

On a desirable 1,097m² block, this property has been recently upgraded with modern fixtures along with a thoughtful layout and an exceptional use of space.

It includes 3 great sized bedrooms, each with ceiling fans and built-in wardrobes, the main bedroom with rear verandah access, additionally on the lower level there is a well-appointed guest/ 4th bedroom, complete with en-suite bathroom, providing an ideal space for guests or family members, ensuring comfort without sacrificing privacy.

The heart of the home features a stunning kitchen that has been remodelled and upgraded in September 2023 and it seamlessly flows into an open-plan lounge and dining area, also leading to the relaxing outdoor entertaining area which captures views of the trees, established gardens and the natural birdlife.

The upgraded main bathroom has a generous walk-in shower, separate bath, and is fitted with elegant brushed brass fittings, enhancing the home's modern appeal with a unique touch of luxury and class.

The lower level offers additional versatile spaces, including a mirrored gym or yoga studio, bar room, (these rooms could potentially be converted to 2 additional bedrooms if required), and a newly created European Laundry with storage, designed to simplify your daily routine and promote an easygoing lifestyle.

Those balmy Queensland evenings can be entertained by use of the inviting saltwater swimming pool and could be complimented by some home cooking in the purpose built clay pizza oven.

The backyard has been purposely transformed into an oasis of native fauna, it has been designed and planted with native plants to encourage bird life and eliminate the need to mow the grass!

Additional Features:

- North Facing
- Ceiling fans with lights/dimmer switches in lounge and bedrooms
- 8kw reverse cycle air conditioner
- Freestanding fireplace
- Dishwasher
- Anti-microbial vinyl plank flooring installed to entire upper floor and ground floor guest bedroom
- Professionally painted internally and externally
- Upper level - undercover full length of house verandah and entertaining area
- Lower level - undercover staircase for access to lower deck and poolside entertaining area.
- Single shade-sail covered car space with potential for undercover carport / garage
- Full length of house, under-house storage and workshop
- Saltwater Pool has new coral sandstone lining, newly fitted glass fencing to the front, new pump and chlorinator.
- Fire pit entertaining area
- The rear boundary has a gated access to the park reserve.
- 24 x 5KW Solar panels (installed in 2020)
- NBN underground fibreoptic cables - Enabling the option of either wifi or hard-wired to create a low EMF environment
- Town water and under ground power connection
- 10 person Ozzi-Klean sewerage system (Serviced quarterly) with hose points in the gardens to provide additional watering availability.

Fruit trees on the property include: mandarin, lemon, lime, orange, mulberry, kaffir lime, chilli, passionfruit, pineapple, dragon fruit, tomatoes, various herbs and a fertile garden bed to develop your veggie patch.

Local amenities include:

- 1.1km to Noosa Hinterland Brewing Co.
- 1.9km to Cooran State School
- 1km to Cooran Post Office

Locational Distances:

- 7.3 Km - 8 mins drive to Pomona Qld
- 38.1 Km - 38 mins drive to Noosa Heads Qld
- 31.7 Km - 29 mins drive to Gympie Qld
- 57.3 Km - 44 mins drive to Maroochydore Qld
- 54 Km - 43 mins to Sunshine Coast Airport

This retreat-style home combines stylish modern fixtures with serene outdoor spaces, making it the perfect choice for those desiring a tranquil and low-maintenance lifestyle.

You are invited to attend the scheduled Open Home appointments, please check our websites weekly for appointment times.

To obtain further information or to arrange for your private inspection, Contact Candice Neate on 0475 106 516.

Inspection Disclaimer:

This property is not a public place and is someone's home, investment, or private property. Ray White Pomona Hinterland will and has the right to properly qualify all potential purchasers who apply for an inspection and reserve all rights to refuse said inspection without explanation. Animals are not welcome at inspections whatsoever, to ensure the health and safety of our staff, along with the occupants within the home and the general public. Children who know how to conduct themselves in a respectful manner are most welcome, however, those who do not - along with their parents, will be respectfully asked to leave. Please note that under no circumstances, is anyone authorized to enter the property without the supervision of a Ray White representative.

Information Disclaimer:

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