

11 Cunningham Road, Goomboorian, Qld 4570



Sold Lifestyle

Tuesday, 7 January 2025

11 Cunningham Road, Goomboorian, Qld 4570

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 4 m2

Type: Lifestyle



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\$910,000

Having undergone a recent makeover and renovations, the charming character home boasts fresh paint, a new roof, concrete stumps, solid foundations, a fresh bathroom, beautifully polished hardwood flooring, and the completion of a huge rear deck, with perfect northerly aspect, unbeatable for family get togethers or entertaining. Welcome to 11 Cunningham Road, Goomborian! The home's configuration is currently offering 3 large bedrooms. Doors can be added to easily convert the current TV/media room into a 4th bedroom option if needed. The laundry room also provides everything required for basic conversion to a second bathroom, allowing the current bathroom, with or without further alterations, to offer buyers excellent ensuite or two-way options. The original mosaic tiles offer a timeless effect and compliment the refreshed bathroom, encompassing a classic look, along with a shower over bath configuration, albeit whilst boasting a modern overhaul by way of custom vanity and tapware. The property offers a separate water closet for convenience. Beautiful and original character home features are restored and showcased throughout, including casement windows with original glass paneling and hardware, accompanied by high clearance ceilings, capturing fresh coastal breezes whilst also making use of the natural light on offer. Other character features such as genuine picture rails and the beautifully polished hardwood timber flooring hero throughout. The guest parking and established gardens upon entry, welcome and guide you inside the home. The open plan living area flows effortlessly through to the family dining and large kitchen area for meals at the rear, allowing easy access to the rear deck whilst encapsulating the stunning scenery on offer. Enjoy life's moments overlooking the surrounding rural landscape, rolling paddocks, green pastures, and uninterrupted views over the huge neighboring lagoon, showcasing an abundance of native animal and birdlife daily! The 4.16Ha (approximately 10.3 acres) of fertile land accommodates internally fenced livestock paddocks, fenced boundaries, improved pastures and supports a carrying capacity of a beast per acre. 2 healthy, spring-fed dams offer clean and clear irrigation water to the two main paddocks for small crops, livestock management, and small scale or self-sufficient food production capabilities. A large, high clearance farm shed with great accessibility and workshop provide infrastructure to secure your machines, vehicles, tools, and more. A large equestrian sand arena is located just beyond the rear of the shed and offers a huge, levelled area totaling nearly 45m x 35m that can be utilised to your needs. Keep it for horses, utilise the extra levelled space for cattle yards, holding yards or stables, or start arranging your plans to build your dream shed! The choice is all yours! Property features: * L3, RP838081, Local Authority: GYMPIE REGIONAL, Primary Land Use: DWELLING - LARGE HOUSESITE, Land Area: 4.155 ha, Tenure type: FREEHOLD, ID: 704414, Gov ID: QLD650395.* Zoning: Plan #: RP838081, Zoning Guide: RURAL.* A 2.5kw solar system (not installed) will be included in the sale.* The home is serviced for water by two large rainwater tanks and pressure pump, for septic with its own treatment/ wastewater plant, is supplied with mains power and 3 phase capability, Wireless broadband NBN, and an electric hot water system. *** PLEASE WATCH THE PROPERTY VIDEO IN 4K UHD*** 11 Cunningham Road, Goomborian, can now be yours! This comfortable and charming home still offers awesome potential and is on offer for you to add further basic improvements and capitalise by adding equity and value whilst also capitalising on certain future growth. The property is positioned perfectly to enjoy the offerings from surrounding regions. Situated just off Tagigan road, a main connecting road to the nearby suburbs; Wilsons Pocket, Wolvi, Canina, and Neusa Vale, onto the Hinterland townships of Kin Kin, Cooran, Pomona, and Cooroy, all of which are on route to the famous and iconic Noosa Heads. The area and its surrounds are predominantly ex dairy and small cropping country, now renowned for tourist attractions and fertile farmland, offering foodie's an abundance of fresh produce and farm gate visits. Above average yearly rainfall totals are captured thanks to the frequent coastal showers, attracted to Gympie's eastern side by the parallel positioning shared with Noosa's North Shore beaches, nearby mountains, and the connecting Table Land Ranges. This results in the regions crops and pastures remaining green and productive, and offers a temperate climate, for a vast variety of agricultural pursuits and produce to flourish, all year round. Furthermore, 11 Cunningham Road Goomborian is located only several minutes from Gympie's Central Business District, offering great accessibility to all your business and personal needs and services. In the near future, direct national highway access for travel north and south will be provided just before entering Gympie, via newly constructed access points that also conveniently link to Tin Can Bay Road, allowing weekend trips to Rainbow Beach (35min), Tin Can Bay (30mins), and alternate routes for locals and tourists alike, to explore the region via the picturesque Hinterland drives toward Noosa. The property is central to surrounding areas with travel times to townships such as Kin-Kin being (25min), Cooran (30m-40min), Pomona (40mins), and Cooroy (45mins). Noosa Heads beaches, Hastings Street shopping, and fine restaurants are all within only an hours' reach. The Sunshine Coast airport and attractions are all just over an hour's drive, whilst Brisbane's domestic and international airports, CBD, and drawcards,

are all accessible within 2 hours. Please contact marketing expert John McEwan on 0413 198 385, to arrange your own private inspection. No access is granted to the property without first arranging to meet the agent onsite. Disclaimer All the above property information has been supplied to us by the Vendor. We do not accept responsibility to any person for its accuracy and do no more than pass this information on. Interested parties should make and rely upon their own enquiries to determine whether this information is in fact accurate. Intending purchasers should seek legal and accounting advice before entering any contract of purchase.