



198 Brewers Road, Cooran

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It's all about the Horses!

Are you looking for the ideal setting to have your own horse property with both seclusion and serenity? Imagine sitting on your porch, listening to all the bird life, and looking out at your beautiful horses grazing in one of your 5 paddocks.

This unique property with 2 undulating hectares of land offers this plus more. You have stables for sheltered horse maintenance, a springfed dam with rocks along a creekline, an area designated for an arena, and a residence with potential to make improvements.

Currently the residence is 3 bedrooms with a large living area comprising a woodheater, perfect to stoke up a fire and curl up on your couch, high ceiling, open plan kitchen and separate bathroom. But it's not about the house, that needs work and finishing off, although the current owner lived there comfortably for six years and then rented it for \$330 per week (\$17k per annum).

It's about setting out from your front gate onto the Noosa Trails which take you on your ride through miles of countryside with lots of water stops & tie up points. It's having a campfire on your own property throwing a spud or two in for dinner, sampling the fresh fruit from your ample citrus trees, and enjoying the wildlife from spoonbills, ducks, turtles, king parrots and black cockatoos that abound around your dam.

The local shops are handy and Pomona is only 5 minutes away with an IGA supermarket, cafes, bakery, specialty shops and a school for the kids.

Live the country life with your horses, still within reach of major Sunshine Coast towns, all on fully fenced picturesque acreage for such a reasonable price.

Enquire now and start living!

UNDER CONTRACT

2 ha

Buyers over \$380,000

ID# 11445140908



Shane Dawes

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