

## Landsborough, 69 Hardwood Road

### EXPRESSIONS OF INTEREST

#### ACREAGE WITH 2 GREAT HOMES

Edge of Town acreage with 2 homes and subdivision potential, picturesque green space outlooks, large shed, flowing stream & dam and dual street frontage.

Acreage property (3.83 acres app.) perfectly positioned just a short walk from the centre of the picturesque township of Landsborough, 20 minutes from the best Sunshine Coast Beaches, 50 minutes' drive to Brisbane, airports etc.

Expansive 14,496m<sup>2</sup> app. land parcel offering not only 2 separate quality homes but also potential for future subdivision, with the possibility of dividing the property into 2 separate house titles and multiple blocks of land (all subject to Council approvals). Current owner has sought pre-lodgement support from Sunshine Coast Council for 2 x 650m<sup>2</sup> blocks.

On offer we have:

- 3.83 Acres (14,496 m<sup>2</sup> app) land parcel with subdivision potential (subject to Council

**SOLD**

6 

3 

4 

**For Sale**  
SOLD

**View**  
[ljhooker.com.au/2FYHYX](https://l.jhooker.com.au/2FYHYX)

**Contact**  
**Jack Cornford**  
0484 241 803  
[jack.cornford@ljhooker.com.au](mailto:jack.cornford@ljhooker.com.au)



**LJ Hooker Caloundra | Aura**  
**(07) 5318 7277**

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approvals) and 2 street frontages.

- 2 separate quality homes
- Large 2 bay shed with workshop area
- Beautifully forested and grassed areas
- Flowing stream and large dam
- Plentiful local wildlife

Home 1 offers.

- 215 m2 app. (7 years new) architecturally designed home
- 3 large bedrooms all with built ins.
- Open plan modern kitchen.
- Good size dining/living area.
- Two screened separate patios - Huge undercover entertaining space, vermin and paw proof screening makes the area ideal for outdoor living or entertaining.
- Modern bathroom with separate toilet.
- 2 car remote access garage with easy access to the house.

Home 2 offers.

- 3 Large bedrooms, main and bedroom 2 with a large walk- in robes.
- Modern kitchen ideally positioned with easy access to the outdoor entertainment area.
- Separate dining area adjacent to the kitchen, with easy access to the outdoor entertainment area, and veranda.
- Large lounge room with high ceilings, pot belly stove, central to the house.
- Family/living room, access to undercover entertainment area with large sliding doors.
- 2 bathrooms and toilets.
- Huge laundry.
- Large Deck on 2 sides of the house for outdoor entertaining with brilliant views of the large property.
- 6mtrs X 6mtr 2 car port.
- Town water, NBN.

Additional features

- 6mtrs X 9mtrs 2 car garage/shed with space for a workshop.

This property provides a rare blend of immediate comfort with exciting future possibilities.

Call Theo today for more information or to organise your own private inspection

## More About this Property

<b>Property ID</b>	2FYHYX
<b>Property Type</b>	House
<b>Land Area</b>	3.83 m2
<b>Including</b>	Toilets (3)

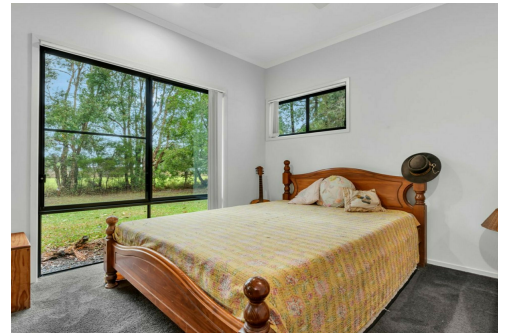
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Principal | [jack.cornford@ljhooker.com.au](mailto:jack.cornford@ljhooker.com.au)

**LJ Hooker Caloundra | Aura (07) 5318 7277**

1 Edwards Terrace, BARINGA QLD 4551

[caloundraaura.ljhooker.com.au](mailto:caloundraaura.ljhooker.com.au) | [aura@ljhooker.com.au](mailto:aura@ljhooker.com.au)



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