



71 Lord Street, Sunshine Acres

## Private Acreage Sanctuary on Over 3 Acres

Nestled on just over 3 acres of picturesque, low-maintenance land, this charming lifestyle property offers the perfect blend of privacy, comfort and practicality. Set well back from the road in a tightly held location where properties rarely become available, this peaceful retreat is ideal for those seeking space, tranquillity and a relaxed country lifestyle.

Designed for comfortable living, the home offers a flexible floor plan featuring three bedrooms, or two bedrooms plus a home office, making it ideal for families, retirees or those working from home. The open-plan kitchen is equipped with a gas cooktop, generous storage and a large fridge recess, while the adjoining living area flows seamlessly to the covered outdoor entertaining space overlooking the sparkling saltwater pool. A separate media or rumpus room provides additional living space to suit a variety of lifestyle needs.

Step outside and discover everything that makes acreage living so desirable. Enjoy summer days by the saltwater pool, relax with your morning coffee in the enclosed front verandah, or take advantage of the shed for vehicles, boats, or workshop space. The property also features a tranquil dam, and an abundance of native birdlife, creating

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**FOR SALE**  
Offers Above \$769,000

**VIEW**  
By Appointment

**AGENTS**  
Glenn Barsby  
0418 985 663  
glenn.barsby@ljhooker.com.au

**AGENCY**  
LJ Hooker Fraser Coast  
07 4191 3500

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

your own private sanctuary.

#### Property Features

- Just over 3 acres of picturesque, low-maintenance land
- Flexible floor plan with three bedrooms or two bedrooms plus a home office
- Vinyl flooring throughout
- Open-plan kitchen with gas cooktop, ample storage and large fridge recess
- Separate media/rumpus room
- Covered outdoor entertaining area overlooking the pool
- Enclosed front verandah
- Two-way bathroom with separate toilet
- Air-conditioned master bedroom and main living area with ceiling fans throughout
- Security screens throughout
- Sparkling saltwater in-ground swimming pool
- Large 9.9m x 7m triple-bay shed with two roller doors
- Envirocycle septic system
- 2kW solar power system plus solar hot water
- Rainwater tanks and a dam
- Beautiful natural surrounds with abundant birdlife

Properties of this calibre in such a tightly held location are rarely offered to the market. Combining privacy, space and an enviable lifestyle, this is an outstanding opportunity to secure your own slice of Fraser Coast paradise.

Contact Glenn Barsby today to arrange your private inspection.

#### MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | BJ1HXD               |
| Property Type | House                |
| Land Area     | 3.08 acre            |
| Including     | Pool                 |
|               | Outdoor Entertaining |
|               | Solar Panels         |
|               | Water Tank           |
|               | Solar Hot Water      |

**Glenn Barsby 0418 985 663**

Sales Consultant | [glenn.barsby@ljhooker.com.au](mailto:glenn.barsby@ljhooker.com.au)

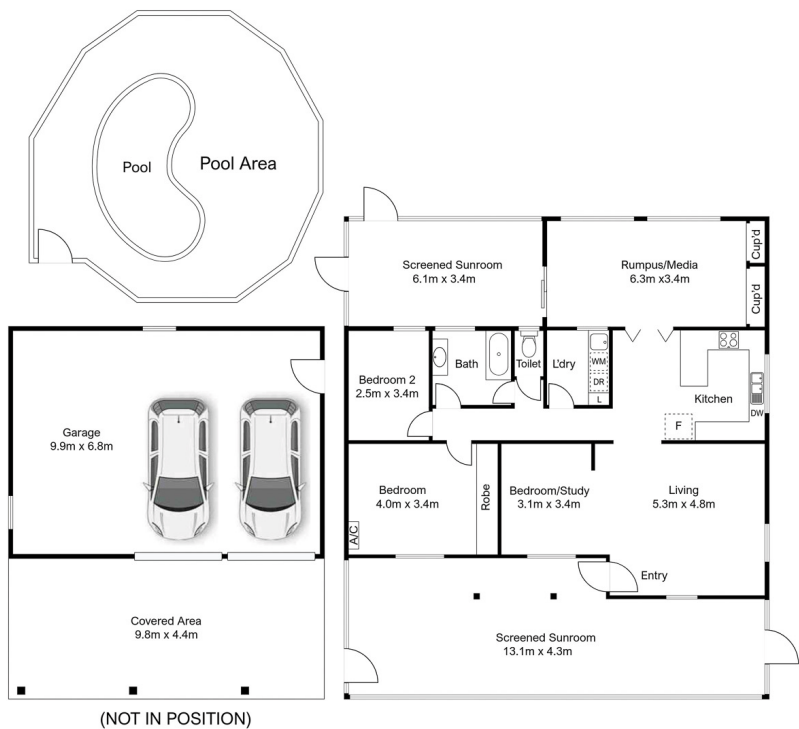
**LJ Hooker Fraser Coast 07 4191 3500**

331 Esplanade, SCARNESS QLD 4655

[frasercoast.ljhooker.com.au](http://frasercoast.ljhooker.com.au) | [frasercoast@ljhooker.com.au](mailto:frasercoast@ljhooker.com.au)



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