



1 Mia Court, Yandina




## SOLD BY JACK CORNFORD

Welcome to 1 Mia Court, Yandina, a stunning 2024 custom build crafted by award-winning local family builder JCO Constructions, renowned for their exceptional workmanship and five-star reputation. Positioned on a private corner block in a quiet cul-de-sac, this modern residence blends premium finishes with thoughtful design, delivering a lifestyle of comfort, functionality, and effortless living. Every detail has been carefully considered, from energy efficiency to luxury upgrades, ensuring the home is move-in ready with nothing left to do.

Step inside and experience high ceilings, fully ducted air-conditioning, and a spacious open-plan layout that flows seamlessly to the impressive outdoor entertaining zone. With provisions already in place for an outdoor kitchen, ceramic-tinted windows for heat reduction, and outdoor blinds that fully enclose the patio, the home caters perfectly to year-round enjoyment. A heated pool, quality Westinghouse appliances, hand-blown Italian glass lighting, and a luxurious master suite with a large walk-in closet complete this outstanding offering.

Key Features:

2024 custom build by award-winning JCO Constructions  
Corner block with potential for an additional gate, ideal for caravan storage

4  2  2 

FOR SALE  
SOLD

### AGENTS

Jack Cornford  
0484 241 803  
jack.cornford@ljhooker.com.au

Troy Ryan  
0435 837 689  
troy.ryan@ljhooker.com.au

### AGENCY

LJ Hooker Beerwah  
(07) 5318 7277

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 LJ Hooker

12.23kW solar system with 10kW inverter and live-usage tracking app  
 10,000L water tank servicing toilets and washing machine  
 Fully fenced with security screens on doors, patio and selected windows  
 Fully ducted air-conditioning throughout  
 High ceilings and upgraded quiet exhaust with steel filters  
 Double garage with remote access and built-in shelving  
 900mm Westinghouse gas cooktop and pyrolytic oven  
 Large butler's pantry  
 Bedrooms with built-in robes featuring hanging space and drawers  
 Spacious walk-in closet to main bedroom  
 LED mirrors in both bathrooms  
 Motion-sensor lighting in toilets  
 Double shower heads in main bathroom including rain head  
 Heated pool with small deck and an outdoor shower  
 Shed included  
 Outdoor kitchen provisions: hot and cold water plus gas  
 Outdoor shower provision installed in exterior wall  
 Outdoor blinds on patio allowing full enclosure  
 Ceramic window tinting for heat reduction  
 Hand-blown Italian glass pendants in main bedroom

#### Location Highlights:

700m from Yandina markets  
 20 minutes to Coolum Beach  
 20 minutes to Sunshine Coast Airport  
 Quick access to the Bruce Highway  
 Less than 5 minutes to local shops and the train station

For more information or to arrange a private inspection, call Jack Cornford on 0484 241 803.

- Disclaimer: Every effort has been made to ensure the accuracy of this information; however, LJ Hooker Beerwah accepts no responsibility for any errors or omissions. All interested parties are advised to conduct their own enquiries.\*

#### MORE DETAILS

Property ID	YNJ0D
Property Type	House
Land Area	718 m2
Including	Air Conditioning Pool

#### Jack Cornford 0484 241 803

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

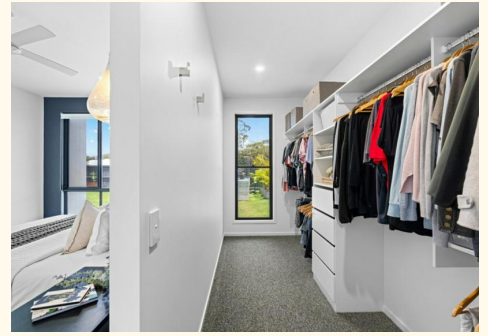
#### Troy Ryan 0435 837 689

Sales Consultant | [troy.ryan@ljhooker.com.au](mailto:troy.ryan@ljhooker.com.au)

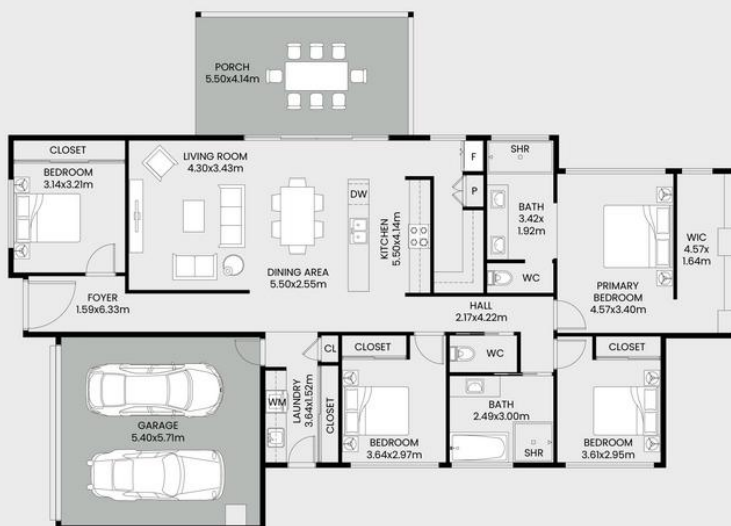
#### LJ Hooker Beerwah (07) 5318 7277

4/22 Peachester Road, BEERWAH QLD 4519

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



# 1 Mia Court, Yandina



**AREAS**

FIRST FLOOR: 150 m<sup>2</sup>  
 PORCH: 20 m<sup>2</sup>  
 GARAGE: 31 m<sup>2</sup>  
 PATIO: 11 m<sup>2</sup>

FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Leadz Media gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

