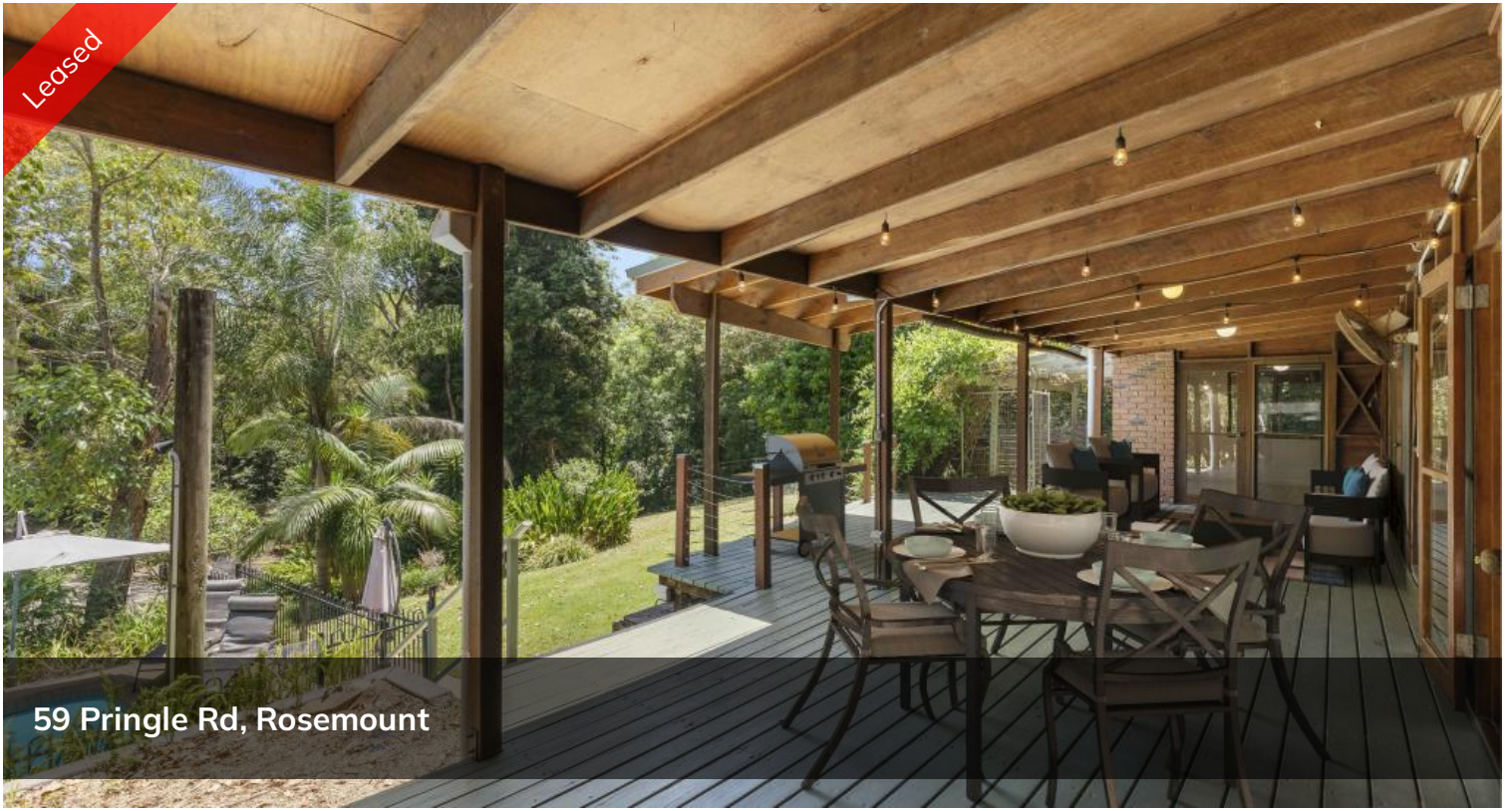


Leased



59 Pringle Rd, Rosemount



## *Entertainers Delight - copious features worthy of an inspection!*

This delightfully surprising unfurnished home is nestled on 1.5 acres down a quiet road with a humble external presentation, but once inside it is eye-catching, unique and endearing. Visitors will make comment about how character-filled it is and how they never knew this area existed! It is a bush oasis, with every treat you can imagine but just kilometres from town!

Things you'll love:

- There is solar electricity and you will be invoiced for this monthly (read further below about how this works)
- A/C in both large open plan living areas
- Massive entertaining deck overlooking a generous salt-water pool (tenant to pay for chemicals)
- Black pot belly fire place for those few cold winter nights
- Timber bar area
- Pool Table, desk and storage cupboards do stay

🏠 4 🚗 2 🚗 2 📏 6,263 m<sup>2</sup>

Price APPLICATION RECEIVED

Property Type Rental

Property ID 349

Land Area 6,263 m<sup>2</sup>

*Agent Details*

Amber Fox - 0405 357 735

*Office Details*

The Property League

07 5476 3579

**AroRealty**

- Slate and industrial look polished concrete floors plus funky exposed brick in ensuite and laundry
- Feature timber beams and raked timber cathedral ceilings with light atrium
- Old Style concrete tennis court and large level grass area for playing all sorts of games
- Room for caravan, trailers or other vehicles to be parked off the street
- Dishwasher, Granite Benchtops, Gas Cooking and Walk In Pantry
- All bedrooms have built in robes and ceiling fans
- 2nd bedroom is super large so could double as a media room
- Master bedroom would fit a king bed and has a large double rowed built in robe
- The luxurious ensuite is new york loft style and has room for a dressing table or storage
- Blockout roller blinds and curtains throughout
- Securemesh screens on most windows, front door and main deck door
- Storage available in walk in shed on tennis court, undercover area at front of house and undercover area outside of laundry
- Wire fences all round plus house sized yard separately fenced with gate off deck to put your puppies if needed when visitors come. This area could also serve as an area for chickens.
- There's an old pizza oven that is a bit overgrown that could be resurrected if you're so inclined
- Located 2km from the Nambour Connection Rd, and 3km into Nambour Town
- Under 4km to Nambour Primary and High School, 3km to St Josephs Primary and Nambour Christian College
- Coles, Woolworths, Big W, Nambour Shopping Plaza, Nambour Train Station all within a 5-7 minute drive
- Bruce Highway under 10 minutes away, Sunshine Coast Airport 20 minutes away

We call it perfectly imperfect because it is an old home with loads of rustic and modern features which all blend together to make it such a comfortable place to be. There's plenty of quirks, but it's 100% all about the relaxing feel and ambience of this home which is abundant

in attributes. Entertaining is a breeze with tonnes of space and options. You could be stranded here and never feel bored! It's rugged in part, but also ever so cosy and welcoming. It's beautifully quiet yet so close to town ... the only thing you'll hear are the native birds and wildlife of which plenty live alongside you. There is trees and bush views out of every window and plenty of room for a veggie patch or pets. The block is not really suitable for horses, goats or sheep, but cats, dogs, chickens and other smaller animals very welcome.

There is a completely separate granny flat on the property which is separately rented. It's on the left of the drive and includes the gravel parking area, the house area is on the right and includes a tandem carport (plus the side-access style parking area for a van or other vehicles on the rise). Electricity is individually metered at the meter box so the electricity will stay on in the owner's name and the house and granny flat tenants get invoiced for their portion accordingly, both sharing the solar savings.

Tenant to maintain yard, pool and will be responsible for electricity and water costs. The carport concrete will be repaired in the coming months. At that time, the rent will be reduced due to lack of access and inconvenience at the time. A 12 month lease is preferable, but other terms will be considered upon application.

NB: some virtual staging of furniture is included in these photos

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*