



MAGIC ... A FAIRY TALE!

There's something magic about a property where the short description is: an off-grid, rammed-earth cottage & matching studio, overlooking a picturesque creek with a waterfall, in the middle of a rainforest. Like a fairy tale ... while you could be anywhere, you'd rather be here!

The idyllic setting here is almost unbelievable. The 20-acre (8.25 ha) block is a total rainforest, with a small clearing for the cottage buildings. Instead of being man-made, the background sounds are dominated by the sounds of the waterfall & the native birdlife; and the view is one of majestic trees & running water. With a constant flow, Rocky Creek is one of the inflows to Wappa Dam. This is a fun place ... a magic spot ... a fairy tale!

The access driveway becomes a circular driveway and you are almost at the cottage before it comes completely into view. The cottage buildings appear in a small clearing, surrounded by the tall rainforest timbers. The cottage has the combined natural beauty of rammed-earth walls, timber linings & treated log posts ... plus big glass panels to capture the view.

This is a cottage in every sense of the word. A cute, double-storey building with the living room & kitchen, on the ground floor, sharing a similar view to the wide front deck. And it is an awesome view! The living area features the rammed-earth walls, vaulted ceiling & huge treated log poles between big glass panels. It has slow combustion heating and adjoins a simple kitchen with gas cooking. The ground floor layout includes one bedroom, the bathroom & laundry, plus the internal stairway to the top floor. Upstairs, an open sitting room gives access to two more bedrooms and the upstairs toilet. A room on the ground floor,

4 1 1 8.25 ha

Price SOLD for \$1,200,000

Property Type Residential

Property ID 712

Land Area 8.25 ha

Agent Details

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accessed from outside, could be a study or fourth bedroom.

Adjacent to the cottage, the matching studio is semi self-contained, with kitchen facilities in an open plan design, a loft and access to a screened room constructed with treated logs. And then there's the studio's "en-suite"!

This property is totally off-grid, with a small solar power system, water tank & septic system. A single carport sits beside the cottage.

191 Wappa Dam Road is just a few minutes from Wappa Dam, midway between Yandina & Nambour. You can enter the freeway in 10 minutes in either direction ... on your way to anywhere!

Inspections can be arranged by contacting the team at ron jeffery realty. With 3 offices conveniently located in Imbil, Kenilworth & Montville, ron jeffery realty have you covered ... from the valley to the range!

The setting at 191 Wappa Dam Road is magic ... a fairy tale!

***** MAKE SURE YOU WATCH THE VIDEO TO FULLY APPRECIATE THIS
PROPERTY *****