

# Boutique Agency

## Bespoke Service

PROPERTY INSPIRATIONS FROM

**COUNTRYSIDE**  
REALTY NOOSA





Boutique Agency, Bespoke Service.

COUNTRYSIDE  
REALTY NOOSA

## OUR TEAM



**ROBYN KILDEY**  
*Principal & Director*  
M 0414 425 350



**STACEY HITCH**  
*Sales Consultant*  
M 0411 429 499



**DAMON GORE**  
*Sales Consultant*  
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**TAMAR SCOTT-HOLLAND**  
*Sales Consultant*  
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**MATT RUTLEY**  
*Sales Associate*  
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**LARA BRODY**  
*Senior Property Manager*  
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*Property Manager*  
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**AMANDA PAGE**  
*Administration*  
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**NICKI PHILLIPS**  
*Office Manager*  
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*Marketing Manager*  
P 07 5447 7733



**SCAN THE QR CODE**  
*To learn more about our team.*





# From our family to yours, Merry Christmas!



Thank you to all of our valued clients for a wonderful 2024. From our family to yours, we wish you a Merry Christmas!



**COUNTRYSIDE**  
REALTY NOOSA







# For Sale

9 Station Street, Pomona QLD



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## History, Charm, Location, Possibilities!

This iconic heritage-listed building built in 1923 is rich in local history and positioned in the heart of the village on a 785m<sup>2</sup> block opposite the railway station, just a short stroll to shopping and dining; provides a unique opportunity to purchase an iconic slice of Pomona strongly linked to the past and offering a future, a myriad of exciting possibilities.

The building itself was the original Cooroora Masonic Temple, with works completed by volunteer labour; the first masonic meeting was held on 23 June 1923. One of the founding members, William (Bill) Hodge - a local fruiter and restaurateur hand-painted original murals in the main hall, replicas of those that decorated the Masonic Temple at the Criterion Restaurant in London.

In recent years the building has been professionally restored and it is currently rented to a commercial tenant with a lease expiring in November 2025 (with possibility of vacating early) for \$1,704 per month.

The building comprises of a reception area and kitchenette at entry, huge open space, two offices/bedrooms/treatment rooms, and a bathroom. High cathedral ceilings, hardwood timber floors, VJ panelling, ceiling fans, and air-conditioning are existing features; and there is a stunning view of Mount Cooroora from the rear.

### PRICE

Offers Over \$699,000

**Land size** 784sqm  
**Property ID**

**Stacey Hitch** 0411 429 499  
stacey@countryridenoosa.com.au





# For Sale

91 Ironstone Creek Road, Tuchekei QLD



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## Vacant Acreage in Magnificent Mary Valley

If you've ever dreamed of escaping to the country and embracing a slower, gentler lifestyle on acreage, then this fully fenced 4.058 hectare parcel of vacant land in the resplendent Mary Valley has your name on it!

The topography of the land is a mixture of flat and mild to steeper undulation; and there are several suitable sites to build a house or liveable shed. There is a picturesque dam onsite that could supply water for irrigation, and the property showcases glorious views across the valley encompassing the Kenilworth Bluff.

Livestock-friendly, there is the possibility of running cattle and horses, both to assist with grazing, and plenty of lush verdant countryside to enjoy when riding around the property and beyond.

With no structures in place, other than fencing, this is a blank canvas to design and build your lifestyle home of choice, taking advantage of the beautiful outlook, privacy, and peaceful setting in this quiet, no-through road.

Located just a 13-minute drive to the delightful historic railway town of Imbil with amenities including shops, tavern, school, community hall and more; 23 minutes to Cooroy, 30 minutes to Gympie, and 45 minutes to Noosa Main Beach - the acreage is far enough away from the hustle and bustle of suburbia to

### PRICE

All serious offers considered

**Land size** 10.02acre

**Property ID**

**Stacey Hitch** 0411 429 499

stacey@countryridenoosa.com.au





# A boutique approach TO PROPERTY MANAGEMENT WITH LARA BRODY

COUNTRYSIDE  
REALTY NOOSA



P: 07 5447 7733 | [countrysidenoosa.com.au](http://countrysidenoosa.com.au)





# For Sale

95 Straker Drive, Cooroy QLD



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2

## "Modern Hinterland Retreat: A Family-Friendly Near Noosa, Ultimate Lifestyle"

Set in an elevated position on Straker Drive, this impressive four-bedroom home sits on a 697m<sup>2</sup> block and features a private pool. The thoughtfully designed layout and construction offer a comfortable, easy-living experience for any family. With interior design touches throughout, the quality of this home is immediately evident.

The central, open-plan kitchen is a standout, offering two dining options—either a separate dining area or, through double sliding doors to a tiled outdoor dining space with an outdoor TV. The kitchen is equipped with premium appliances, including a plumbed fridge, Bosch dishwasher and Bosch oven, and a four-burner gas cooktop. A large, wide island bench with a breakfast bar provides plenty of workspace and seating for gatherings. Plantation-style windows flood the space with natural light and create crossflow ventilation, keeping the home on hot days even without the three split system air conditioners running.

The separate master suite, tucked away from the living areas, offers a spacious walk-in robe and a luxurious ensuite with a "his and hers" basin setup. The remaining three bedrooms, located at the front of the house, all have built-in robes, ceiling fans, and one includes its own split system air conditioner. The main bathroom features a large, high-quality bath, shower, and a separate toilet.

A dedicated media room provides an ideal space for family movie nights or could double as a games room. A rare bonus for the area, the private "Naked" freshwater pool and mod wood deck at the rear of the home are complemented

### PRICE

Expressions of Interest

**View** Saturday 21st December, 9:30AM - 10:15AM

### Property ID

**Damon Gore** 0401 115 816

damon@countryridenoosa.com.au

**Matt Rutley** 0400 749 001

matt@countryridenoosa.com.au





## For Sale

135 Forest Acres Drive, Lake Macdonald QLD



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## Multi generational living on private, peaceful acreage

If you're looking for a peaceful & inviting home amongst the trees, then look no further. Just minutes from the tranquil & picturesque banks of Lake Macdonald & Noosa Botanic Gardens, this charming Queenslander style home is as welcoming as they come.

Located on a quiet meandering street only 10 minutes from the picturesque town of Cooroy, this charming 2 bedroom, 2 bathroom with study home is set well back from the road with a spacious 2.54 Acres, fenced down to the expansive dam that borders the neighboring property. With the addition of a self contained retreat with full sized bathroom & kitchenette perfect for extended family and friends to stay and enjoy the views along side the glistening, expansive dam.

There is plenty of room for the kids, pets and the chickens too, with mangos, bananas, passionfruit and even a peach tree. Garden beds are ready to be planted so you can reap the rewards of the fertile soil of Lake MacDonald.

The main house designed and built with Ausmar 8 years ago in a traditional Queenslander style, this single level home features a weatherboard exterior, 3m high ceilings, detailed cornicing & VJ board to a Dado rail to the living areas and hall.

## PRICE

By Negotiation

**Building size** 195sqm

**Land size** 1.03ha

**Property ID** 684

**Tamar Scott-Holland** 0416620287  
tamar@countrysidenooosa.com.au

**Robyn Kildey** 0414 425 350  
robyn@countrysidenooosa.com.au





# For Sale

41 Calty Close, Verrierdale QLD



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## Charming Cottage in an ideal location

Tucked away at the end of a leafy cul-de-sac is this charming post-war cottage, circa 1950, on an easy-care acre - an absolutely perfect cosy country weekender in the lush Noosa Hinterland or a delightful tree-change just 20 minutes to the beach.

Across a single level it comprises two bedrooms, modern bathroom, generous sized light-filled kitchen, open plan living, and an outdoor laundry. Gorgeous casement windows and hardwood timber flooring are features that infuse great charm and warmth; the exterior was freshly repainted in April 2022 and there is split system air-conditioning in the living room and bedrooms enhancing comfort.

The gardens are low maintenance and somewhat of a blank canvas for you to create your outdoor space of choice, and there is plentiful onsite parking and room for a shed. Despite its close proximity to Eumundi Noosa Road, the home is perfectly positioned on the block with a hill at rear buffering traffic noise.

Located just a five minute drive to the historic town of Eumundi with its famous bi-weekly markets, 15 minutes to Noosa River for boating and fishing, and 20 minutes to Noosa Main Beach and Hastings Street; you can live a gentle country-style life nestled in bushland not too far for a daily swim in the ocean.

### PRICE

Offers from \$980,000

**Land size** 4,005sqm  
**Property ID** 1088

**Tamar Scott-Holland** 0416620287  
tamar@countrysidenoosa.com.au





## For Sale

167 Blackgate Road, Amamoor QLD



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## Welcome to Hillviews in the Magical Mary Valley

Move the family to the magnificent Mary Valley with the purchase of this 7.4-hectare horse-friendly property, just minutes to the delightful village of Amamoor and local primary school, plus less than 10 minutes to access M1 connecting you north and south.

Across a single level the home itself comprises three bedrooms, office/4th bedroom, two bathrooms, open plan living, multipurpose room (former single garage), well-equipped light-filled kitchen, wraparound north-east facing terrace with lush countryside views, west-facing front verandah showcasing spectacular sunsets and views to the Great Dividing Range, separate laundry, double lock-up garage and caravan/boat port.

Long-term owners replaced the roof 18-months ago and have recently installed a 3kW solar system; other features include 2 x split system air-conditioners, ceiling fans, security screens, stainless steel appliances, gas cooktop, bay window in kitchen, separate bath and shower in family bathroom, and carpets in bedrooms.

Infrastructure on the property includes full boundary fencing, 4 x paddock fencing, partially sealed driveway, septic system, 2 x stables plus tack room, corral and round yard, pump on large spring-fed dam, and 2 x rainwater tanks.

## PRICE

\$1,300,000

**Land size** 18.29acre  
**Property ID**

**Damon Gore** 0401 115 816  
damon@countryridenoosa.com.au





# For Sale

116 Timbara Road, Pomona QLD



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## Acreage Charm, Glorious Lifestyle Property

Buyers in the market for family-friendly, fully useable acreage that is not only horse-friendly but suitable for a variety of other options including hobby farming, should take a serious look at this delightful 4.11-hectare parcel complete with quality infrastructure and a charming, fully renovated residence.

Across a light-filled single level, the home itself comprises covered wraparound verandah around all sides, four bedrooms - all with verandah access, two bathrooms, modern kitchen with butler's pantry, open plan living, and separate laundry.

Tastefully renovated and modernised whilst retaining its rustic charm and warmth; features include new flooring throughout, open fireplace and split system air-conditioning in lounge, separate bath and shower in fully tiled family bathroom, raked timber lined ceilings, decorative lead-lighting panels, stone benches in kitchen, Smeg 900mm oven with gas cooktop, attractive feature tiles in laundry, security screens, ceiling fans, and 8.5kW solar power.

The home is fully dog and child fenced to allow safe and secure outdoor play close to the house; (fully approved as functional home daycare) you can sit back and relax on the verandah with a cuppa or something chilled and keep an eye on the children as they get out in the sunshine, soaking up the fresh air.

## PRICE

Immediate Sale

**Land size** 4.11ha  
**Property ID**

**Stacey Hitch** 0411 429 499  
stacey@countryridenoosa.com.au





# For Sale

15 Bonavista Crescent, Doonan QLD



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## Golden Triangle, Golden Lifestyle!

Invest in the quintessential Noosa hinterland lifestyle with the purchase of this magnificent 1.34 acre property with a pristine custom-designed family home boasting a sunny northerly aspect and showcasing stunning elevated hinterland views; this blue-chip pocket of Doonan's Golden Triangle is aptly named Bonavista after all, in reference to the glorious outlook its residents enjoy.

Across two levels the residence comprises five bedrooms, two luxury bathrooms (both with separate bathtub and shower), study/sitting room off parents' retreat, light-filled open plan living and dining with soaring void flooding the space with sunshine, modern kitchen, wraparound undercover patio at front, rear patio, separate laundry, and double lock-up garage.

With abundant use of oversized, banks of louvres, and clerestory windows - the home is light, airy, and maximises cross ventilation; there is a delightful garden outlook from every room, and the upper balcony off the master retreat has a truly breathtaking vista encompassing the tip of Cooroy Mountain.

Long-term owners have taken meticulous care of this amazing property and inside and out, presentation shines. Features of the home include high ceilings with raked beams, wood burning fireplace, split system air-conditioning throughout, ceiling fans, stainless steel appliances and stone benches in kitchen, hardwood timber floors on upper level, 5kW solar, and gas hot water.

## PRICE

Offers Over \$1,690,000

Land size 5,452sqm  
Property ID

Stacey Hitch 0411 429 499  
stacey@countryridenoosa.com.au





# For Sale

15 Musa Vale Road, Cooroy QLD



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12

## Hinterland Views!

This 2008 master-built dual level residence sits in a commanding position on top of a ridge at the end of a long, winding bitumen driveway on a resplendent 13-acres, showcasing glorious 300° views across the lush rolling hills of the Noosa hinterland countryside.

Across two levels the home comprises four bedrooms, three bathrooms, modern kitchen, two separate living areas plus office, wraparound covered verandah across all four sides, two laundries, and six car lock-up garage.

A well-designed floor plan facilitates good separation as well as integrated indoor/outdoor living with virtually all rooms flowing to verandah, and there are self-contained guest quarters on the lower level which could also work well as a home office, granny flat for extended family members, or guest accommodation as it has it's own laundry.

The views, from the upper verandah is truly stunning - you can enjoy marvellous sunrises over your freshly brewed morning coffee and spectacular sunsets at wine o'clock. Encompassing mountain peaks including Mount Cooroy, Mount Pinbarren, Mount Cooroora, Black Mountain, and Mount Tinbeerwah, it's a breathtaking panorama of which you will never tire.

Original owner-occupier has meticulously maintained the home and grounds;

### PRICE

Offers Considered

**Land size** 5.36ha

**Property ID**

**Damon Gore** 0401 115 816

damon@countrysidenoosa.com.au





# For Sale

Lot 3 Burrige Road, Tandur QLD



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## Vacant Land: Country-Life Awaits

If you've ever dreamed of escaping to the country, embracing gentle living in harmony with nature, you're not alone; and this 27.5-acre parcel of fully fenced vacant land is calling your name, can you hear it?

With Woondum State Forest as a backdrop, the land is steep in some parts and gently undulating in others with several suitable elevated sites perfect to build on - showcasing glorious country and mountain range views that will make your heart sing!

The land is livestock friendly, suitable for cattle and/or horses; and there is also a picturesque dam onsite. Partially cleared with stands of forest and even a small parcel of koala reserve; just imagine cohabiting with these iconic Australian marsupials, what a delight!

There is power to the road and most of the land is vehicle-accessible; it is build-ready and waiting to be loved and adored by new owners, who will appreciate the serenity, privacy, and immense natural beauty.

Located just 17 minutes to Gympie CBD to access major amenities including schools, hospital, dining, retail, commercial, sporting/leisure, and rail; plus 20 minutes to the charming Noosa hinterland village of Cooran.

## PRICE

All Serious Offers Considered

**Land size** 11.14ha  
**Property ID**

**Stacey Hitch** 0411 429 499  
stacey@countryridenoosa.com.au





# A boutique approach

## RESULTING IN NATIONAL RECOGNITION!

We are proud to announce we have been nationally recognised for the second consecutive year as finalists in the upcoming 2025 National Real Estate Business Awards.

- ✓ Sales Office of the Year (regional) - Countryside Realty Noosa
- ✓ Property Manager of the Year (regional) - Lara Brody
- ✓ Sales Campaign of the Year - Tamar Scott-Holland

The REB Awards are one of the most respected accolades in the industry. This recognition is a true testament to the hard work, dedication and excellence of our entire team.

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