

# Property Fact Sheet



*A word from the Owners of*

193 Espin Road, Bli Bli 4560

Address	193 Espin Road, Bli Bli 4560
Configuration	8 Bed + 5 Bath + 12 Car (Entire Property) including - River House - 4 Bed + 2 Bath + 6 Car Magnolia House (Twin Home) - 3 Bed + 2 Bath + 2 Car Guest House - 1 Bed + 1 Bath + 1 Car
Land size	212,800sqm (21.28Ha)
Council Rates	\$6000 per year (approx.)
What first attracted you to this home?	The property's generous acreage, serene country meets coastal backdrop and sense of space immediately appealed to us. Paired with its desirable location, infrastructure and the lifestyle it affords, it was a natural choice for our family.
What year was your home built?	Magnolia House (Twin Home) - Original home built in 1911, with restoration and replication 2018 approx. River House - Built in 2017 by Dan Sommer Homes Guest House - exact year unknown
Reason for moving?	After years of cherished memories, this property is ready to welcome its next owners as we embark on a new chapter for our family.
What is the house and roof constructed of?	Magnolia House - Timber home with corrugated iron roofing and original timber floors in Home 1 with tile flooring in Home 2 River House - Timber home with Linea board cladding, Spotted gum flooring with Colour Bond Roof Guest House - Brick with cladded exterior, tiled flooring, corrugated iron roof
Cooling/Heating	Magnolia House - Split System air conditioner in living and Fans throughout River House - Ducted air conditioning and ceiling fans in all bedrooms as well as Regency Fireplace Guest House - Split System Air Conditioner in living with fans throughout

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**McGrath**

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Magnolia House (Twin Home) features	<ul style="list-style-type: none"> <li>• Built for independent dual living</li> <li>• Home 1 features one bedroom with large ensuite and built in robe, modern kitchen with Smeg appliances , large island bench and original flooring throughout</li> <li>• Home 2 features Master bedroom with walk in robe, large second bedroom and kitchen equipped with gas cooktop.</li> <li>• 3.2m ceilings throughout both homes</li> <li>• Both homes feature open plan living spaces opening onto breezeway</li> <li>• Large shared laundry off breezeway</li> </ul>
River House features	<ul style="list-style-type: none"> <li>• Master opens on to verandah with French doors, walk in robe and ensuite with shower and bath</li> <li>• Open plan kitchen complete with Caesarstone benchtops and butler's pantry with space for a wine fridge</li> <li>• Lounge and dining opening on to covered verandah, perfect for outdoor entertaining</li> <li>• Media room</li> <li>• Kids retreat/family space with study two study nooks</li> <li>• Plunge pool with glass fencing</li> </ul>
Guest House (Old Dairy) features	<ul style="list-style-type: none"> <li>• fully self contained studio complete with Master Bedroom and ensuite, complete kitchen and living area</li> <li>• undercover carport</li> <li>• own verandah with private garden</li> </ul>
Inclusions to stay	<p>Magonolia House - Dishwasher x 2  River House - Dishwasher, Pool equipment</p>
Water Supply? Do you have an onsite waster water treatment plant (Septic)?	<p>The property is on tank water including -  Magnolia House/Dairy House - 2 x 22,700L rainwater tanks  River House - 3 x 22,700L rainwater tanks  Top Shed - 2 x 22,700L rainwater tanks  Waste Water Treatment Plants -  OzziKleen waste water systems x 2 on site which service all dwellings to be serviced quarterly.  There are also a number of spring fed dams on the property for Cattle  The bore on the property directly fills troughs in paddocks and waters gardens</p>
Solar	2 x 10.5kW system with 36 panels for each residence (Magnolia House & River House)
NBN	Fixed Wireless NBN technology available
Location	<p>Town Centre - Bli Bli and its amenities 5.5km approx.  Bus Stop - Bli Bli Road near Tasol Street 3.5km approx.  Beach - Mudjimba Beach 12km approx.  Airport - Sunshine Coast Airport 11km approx.</p>

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<p>School Catchment</p>	<p>Prep to Year 6 - Bli Bli State School  Year 7 to Year 12 - Maroochydore State High School  There are a number of private schools near by which include:</p> <ul style="list-style-type: none"> <li>• Good Samaritan Catholic College - 5 mins</li> <li>• Sunshine Coast Grammar School - 15 mins</li> <li>• Immanuel Lutheran College - 15 mins</li> </ul>
<p>Have you completed any renovations or additions since purchasing the home in 2015?</p>	<ul style="list-style-type: none"> <li>• Built River House and nearby shedding in 2017</li> <li>• Restored and duplicated Magnolia house</li> <li>• Installed 2 x 22,700L rain water tanks</li> <li>• Restored Kumbia Dance Hall</li> <li>• Replaced fencing approx. 7 years ago</li> <li>• Created 5 horse paddocks with 2 horse shelters</li> </ul>
<p>Shedding</p>	<ul style="list-style-type: none"> <li>• Large 14mx8m drive- through shed with 4m roller door entry with 10mx4m annex enclosed on 3 sides (near Dairy House)</li> <li>• 11.5mx4m enclosed shed with carport (near River House),</li> <li>• Lockable 10mx8m garage/shed fully insulated with remote entry (Magnolia House)</li> <li>• 6m x 9m machinery and hay shed</li> </ul>
<p>Other benefits or features that you love about the property?</p>	<ul style="list-style-type: none"> <li>• Kumbia Dance Hall - 150year old hall moved and restored at the property, ideal for parties and family gatherings complete with bar, toilet and shower facilities and fire pit.</li> <li>• The location, we feel a million miles away with all the space but we are close to town, beaches and all that the Sunshine Coast has to offer.</li> </ul>



**Chris Pace**  
**0417 196 600**



**Damien Michael**  
**0413 024 124**

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