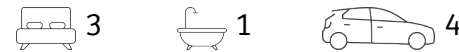




**SOLD BY RAINE & HORNE NOOSA  
HINTERLAND**



## 245 Middle Creek Road, Federal

### Sold

Transport yourself to the charm of 1960 as you step into this delightful home, originally relocated from Tewantin to its current location, where the essence of rustic living was reborn. Embracing a timeless allure, the residence has undergone a meticulous transformation, featuring a brand-new roof and an interior renovation that redefines the art of cozy country living.

On the ground floor, the heart of the home unfolds with a master bedroom offering both comfort and an elegant touch with its own powder room. Modern amenities like air conditioning and ceiling fans ensure year-round comfort, while a warm fireplace adds that rustic flair you've always envisioned.

Ascend to the second floor, where the home's heartbeat continues to shine. A spacious kitchen awaits your culinary adventures, accompanied by an additional room that doubles as a home office. Step onto your private deck and immerse yourself in breathtaking views of the surrounding landscape—a perfect retreat for finding inspiration or unwinding after a long day.

Outdoors, the enchantment continues. A generously sized covered deck off the kitchen sets the stage for al fresco dining, offering captivating views of the peaceful creek and the sprawling paddocks beyond. Your fully fenced property transforms into a haven for horses, goats, and your furry canine companion. A versatile tack room, moonlighting as an office, comes

**Property ID:** L23920596

**Property Type:** House

**Garages:** 2

**Carports:** 2

**Land Area:** 8.35 acres

### Wayne Colley

0447 748 408

[wayne.colley@nh.rh.com.au](mailto:wayne.colley@nh.rh.com.au)

complete with 12-volt power to meet all your needs.

Practicalities of rural life are seamlessly woven into the property's fabric. Enjoy convenient water access from the creek for pumping or a refreshing swim. Storage is a breeze with an 8×6m enclosed farm shed, and the two-bay garage attached to the home accommodates all your vehicles, complemented by the added bonus of a freestanding carport. Embrace the allure of a bygone era while savoring the modern comforts that make this property a true sanctuary in the countryside.

#### Property Features:

- Renovated home
- Stunning kitchen with large chef-size gas oven and cooktop
- Usable land with a great water supply
- Fully fenced, also with 2 electric fenced horse paddocks
- Tack room with water tank to fill stock troughs
- Horse shelter, 22m sand horse exercise yard
- Hardwood plantation ready to be milled for owners' use
- Concrete vehicle access bridge plus 2 x pedestrian bridges over creek
- Caravan pad
- Various fruit trees and vegetable gardens

This isn't just a home; it's a journey through time and a celebration of modern comfort in a rural setting. Welcome to your own piece of paradise, where the past and present harmoniously coexist.

Raine & Horne®  
Noosa Hinterland



3 BED 1.5 BATH 7 CAR

245 Middle Creek Rd, Federal

Floor plan is for illustrative purposes only. Any dimensions are approximate. All information gathered here from source we believe reliable. However we cannot guarantee its accuracy and interested persons should make their own enquiries to determine to your satisfaction as to the suitability of the property for your space requirements. This floor plan produced by Step Inside property Imaging ©Copyright This image may not be used or reproduced in whole or part with out written permission

