

# 105-109 Balmoral Road, Montville, Qld 4560

## House For Sale

Friday, 19 April 2024

105-109 Balmoral Road, Montville, Qld 4560

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 7**

**Area: 3 m2**

**Type: House**



Jess Luthje

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## PRICE BY NEGOTIATION

This is one impressive property; a timeless, contemporary home offering spectacular views to the coast, the Hinterland and over the impressive gardens. Tucked away privately from the street and neighbouring properties, yet only 5 minutes' drive to Montville village. The 3.73 hectares (9.2 acres) is mostly bushland with a concrete access road to the lower levels. • 3 bedroom, 2-bathroom main house with art studio and parents' retreat/home office • Soaring ceilings and timber floors throughout the living area • Gourmet kitchen opening to the deck with views forever • Wood fire and air conditioning • Double lock-up garage attached • Separate multi-purpose area with bathroom attached to the workshop • Carport plus 3 bay, three level shed including a mezzanine • 4.6KW solar system and 80,000 litres of rainwater storage • Machinery shed further down the property to store garden tools and machinery • Concrete road through established landscaped grounds offers all weather access through the property Old growth rainforest trees and grassed lawn areas create a lush hideaway in your very own piece of paradise. Enjoy coastal views from the established outdoor party area and covered cooking/dining zone with power and water connected. The views from this property are truly stunning and must be seen to be appreciated. Not only that, you own the land in front of the house so you can control the views. Just 4 minutes' drive or 20 minutes' walk to the shops, cafes and services of Montville, 20 minutes to the bustling township of Maleny, and 35 mins to the Sunshine Coast airport and beaches. This unique Hinterland property is exceptional and absolutely should be inspected- book your private inspection with exclusive agent Jess Luthje today. \* Inspections for this property are strictly by private appointment only. Please respect the peace and quiet of our very important neighbours and do not enter the property grounds without being accompanied by an agent. \*\* All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.\*\*\* This property is being marketed without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please contact Agent for further guidance on price.