

187-191 Western Avenue, Montville, Qld 4560

Pery Morrin

House For Sale

Friday, 22 March 2024

187-191 Western Avenue, Montville, Qld 4560

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 7 m2

Type: House



Marcia Bultreys
0439099222



Steve Pery
0448884093

Auction

Auction Location: 187-191 Western Avenue Montville QLD 4560 With Sunshine Coast land the commodity of choice, this is your chance to secure a 17-acre north-facing parcel offering expansive hinterland and Coastal views. Situated along scenic Western Avenue in Montville, this highly sought-after location on the Blackall Range is famous for its natural beauty, much loved walking trails and waterfalls as well as providing ease of access to Maleny and the Maroochy CBD. The solid built brick home is well designed with a practical floorplan that includes 3 extra-large bedrooms and 2 bathrooms, along with 2 living areas, a modern functional kitchen plus a large private north facing deck. The interior of the home has been freshly painted with new floor coverings throughout. For added comfort there is a wood-fired heater for those cooler winter nights on the range. Alongside the home is an original condition worker's cottage, charming and full of yesteryear that with a little work could make an awesome home office, creative studio, or teen retreat. The potential of the land is untapped and is arguably the 'True Hero' of the property overall. Several cleared areas surround the home, where established fruit trees offer year-round pickings and enjoyment with the gently sloped gardens still full of potential. Beyond, the land slopes down to a meandering creek, crossing the property where lush tree ferns and stag horns thrive under a rainforest canopy. Beyond the crossing and rising to the rear of the property is where the full unrealised potential lies. Here is where endless possibilities are hatched with over 10 acres of elevated and grassed fertile land of moderate slope with awe-inspiring views across the Hinterland towards the Coast. A stunning new homesite to build your private dream home; develop in demand short stay accommodation; or simply just enjoy the space for yourself and run livestock with your own private riding trails. Towards the rear of the property the land slopes down to another creek, and a wooded area offering absolute privacy for nature lovers. This wonderful property has been held by the one family for over 40 years. It's now time for the next custodians to enjoy it and to capitalise on the "land grab" that is happening across the Sunshine Coast Hinterland. The agent instructions are clear. This property is to be sold on or before auction day with all genuine offers considered. To register your interest and to arrange an inspection kindly contact exclusive listing agents Marcia Bultreys and Steve Pery at PMP. Marcia on 0439 099 222 or Steve on 0448 884 093. The many features of this property include:

- 17 acres of north-facing fertile land with coastal views available in a highly regarded location.
- Comfortable solid home offering 3 large bedrooms, 2 bathrooms, 2 living areas.
- Ample car accommodation including 50sqm garage/workshop under the home, double carport and a 51sqm shed/workshop.
- Secondary accommodation in a self-contained worker's cottage.
- Potential is endless – land bank, build your private dream home, tourist accommodation, or run livestock.
- Excellent water supply with 2 dams and creeks, and solar power.

Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.