

**19/43 Western Avenue, Montville, Qld 4560**

**House For Sale**

Thursday, 7 March 2024

BRANT &  
CORREIA

19/43 Western Avenue, Montville, Qld 4560

**Bedrooms: 3**

**Bathrooms: 2**

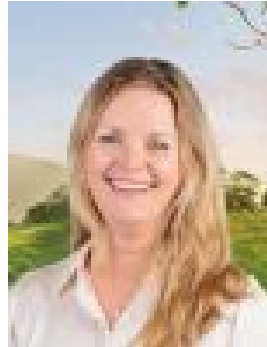
**Parkings: 2**

**Area: 811 m2**

**Type: House**



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## Price Guide \$1,300,000

Nestled within the serene and private enclave of "The Rangers" on Western Avenue, Montville, stands an exquisite reproduction Queenslander, recently renovated to exude the calming allure of Hamptons/Country Style living. This meticulously crafted home invites you in with its welcoming front porch, adorned with character-filled details, and surrounded by lush gardens, rock walls, and your own private rainforest retreat. Just a brief five-minute stroll away lies the heart of Montville's main street, where boutique shopping, art galleries, and quaint cafes await amidst the stunning architecture and panoramic views. The features of this remarkable home include:- Three Queen size bedrooms, each boasting built-in robes and fans.- A spacious master bedroom featuring a renovated ensuite and a full wall of built-in cupboards, leading out to the North facing front balcony.- Indulgent ensuite showcasing Indigo blue cabinets with stone tops, vintage tapware, and heated towel rails.- Guest bathroom with a large shower, separate bath, and stylish tile accents.- Open plan living/dining/kitchen area with apex ceilings, a cozy fireplace, and frosted glass French doors leading to the front balcony.- Recently refurbished kitchen boasting Hamptons-inspired shaker style cabinet doors, stone tops, and high-end appliances.- Second living/rumpus room and a sunroom downstairs, offering versatile spaces for relaxation or productivity.- Expansive rear verandah overlooking the back garden and rainforest, perfect for entertaining or enjoying peaceful moments.- Sunny front porch, ideal for savouring a morning coffee amidst the tranquility.- Polished timber floors throughout, with a study nook at the top of the internal timber staircase.- Large renovated laundry with ample storage and drying facilities.- Double carport with covered clothesline and workshop space under the home. Beyond the comforts of this lovely home lies the unique lifestyle offered by The Rangers Estate:- Enjoy shared ownership of 11 plus acres of meticulously maintained parkland, including a tennis court and community gazebo overlooking peaceful lagoons.- Community events foster a sense of belonging and camaraderie among residents. Convenience is at your doorstep with:- A leisurely 5-minute stroll to Montville village.- 12-minute drive to Maleny.- 9-minute drive to Palmwoods train station and local amenities.- 28-minute drive to Sunshine Coast beaches and shopping.- Just over an hour to Brisbane Airport and 27 minutes to Sunshine Coast Airport. Rarely do homes in this estate become available, offering you the chance to join the vibrant Montville community and embrace a unique lifestyle in the Sunshine Coast Hinterland. Don't miss this opportunity - Call Susan on 0428 573 170 to arrange your inspection today.\* Inspections for this property are strictly by private appointment only. Please respect the privacy of the owners and do not enter the property grounds without being accompanied by an agent\*\* Whilst every care is taken in the preparation of the information contained in this marketing, Brant and Bernhardt Property will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries to determine whether this information is in fact accurate, and that the property meets their requirements.