

**2 Billabong Place, Mapleton, Qld 4560**



**House For Sale**

Thursday, 21 March 2024

2 Billabong Place, Mapleton, Qld 4560

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1486 m2**

**Type: House**



Tristan Brown

0403665643

## Offers over \$1,050,000

Invest in your slice of Mapleton Magic atop the spectacular Blackall Range, with the purchase of this fabulous family-sized entertainer on a fully fenced, fully useable, flat 1486m<sup>2</sup> block with lush, landscaped gardens, within walking distance to the village, local primary school, and historic tavern. Across a light-filled single level the home comprises four bedrooms, two bathrooms, three separate living areas plus dining room, central modern kitchen, north facing alfresco patio overlooking sundrenched inground pool, separate laundry, and single carport plus shade cloth for second vehicle; there is also gated side access to bring in a boat/trailer/caravan etc. Current owners have invested in significant improvements to add-value including brand new tiled roof (only completed in February 2024) and new plush carpets; presentation is immaculate, and the home has been meticulously maintained inside and out, with no immediate money to be spent - just unpack, live in and love! Other notable features include zoned ducted air-conditioning, ceiling fans, bay windows on northern side to flood master bedroom and kitchen with natural light, plantation shutters in master bedroom, stone benches in kitchen, stainless steel appliances, security screens, electric entry gate, 45,000-litre water tank, garden sheds, 5kW solar power, and solar hot water. The western side of the home has a separate expansive grassy space perfect for children and pets to play outdoors in the sunshine, soaking up fresh air and vitamin D - this could also be an ideal site for a large shed or granny flat (subject to council approval). With village amenities within walking distance (via pedestrian trail at end of cul-de-sac) - convenient access to the delights of Mapleton is quick and easy; it's a 10 minute drive to Montville, 15 minutes to Nambour Hospital and town centre, and 30 minutes to the airport and coast beaches. This is a rare opportunity to purchase flat, useable land of this size in Mapleton; it is a property that could suit a number of buyers from families, couples of all ages, downsizers from large acreage, tree-changers still wanting drivable access to the sea, and also those in the market for a property that could facilitate the possibility of future dual living. Which of these are you? \*Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.