

# 44 Mapleton Forest Road, Mapleton, Qld 4560

## House For Sale

Wednesday, 8 May 2024

ROGER LOUGHNAN  
REAL ESTATE

44 Mapleton Forest Road, Mapleton, Qld 4560

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1 m2

Type: House



Roger Loughnan  
0754785288



Monica McLaren

**\$1,195,000**

Discover the perfect blend of privacy and convenience with this charming 2-storey Ezy home, nestled down a secluded tree-lined gravel driveway close to Mapleton. Set on 1.69 hectares of protected rainforest, this property offers a peaceful retreat surrounded by nature, yet just 1k or a 15-minute walk from town. The steel-framed home boasts a thoughtful layout designed for modern living with 4 bedrooms and 2 bathrooms. With polished timber floors, the lower level features a spacious open plan living, dining and kitchen area, complete with a slow combustion heater and air conditioning for year-round comfort. The stylish kitchen is equipped with quality appliances and ample storage, perfect for home cooks and entertainers alike. Step outside to enjoy the expansive decks on both sides of the home, ideal for hosting gatherings or relaxing. One bedroom and bathroom on the lower level allows for easy access and gives options for the master bedroom if the owners don't want to use the stairs to the upper level. Upstairs, you'll find three additional bedrooms and a second bathroom, offering plenty of space for family or guests. The bedrooms are filled with natural light and feature lovely views into the rainforest. The property includes a 3-bay steel lock-up shed with 3 phase power, carport as well as tandem parking underneath the house. With ample water storage and a bore, your water needs are well taken care of, ensuring a sustainable and convenient lifestyle. The cleared area around the home has lovely gardens, vege growing areas and room for chooks. This is gorgeous private retreat that will suit buyers wanting privacy, natural forest surroundings still within walking distance to town.