

# 46 Delicia Road, Mapleton, Qld 4560

## House For Sale

Thursday, 25 January 2024



46 Delicia Road, Mapleton, Qld 4560

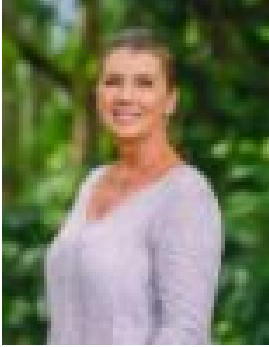
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1343 m2**

**Type: House**



Vanessa Brunton

**\$1,045,000**

Welcome to 46 Delicia Road, Mapleton, first time offered for sale in nearly 20 years, the owners have loved living in their tropical paradise on 1343m<sup>2</sup> backing onto a nature reserve and walking distance to all of life essentials in Mapleton Village. The home is extremely private and beautifully maintained with 3 bedrooms, and 2 bathrooms, an Ensuite to the main Bedroom plus covered outdoor entertainment decks front and back overlooking the superb tropical gardens with established fruit trees and an orchid house. Plenty of water with a 5k gallon tank plus Bore water and a 3kw solar system makes for affordable living. The remote double garage also offers a separate storeroom/ 4th bedroom or office plus access underneath the home for additional storage.- 3 bedrooms, 2 Bathrooms (plus store room or 4th bedroom off the garage).- Spacious kitchen with covered entertainment decks front and back.- Hardwood timber floors.- cozy Fireplace.- separate Laundry.- Double remote Garage, bitumen driveway, room for a 3rd vehicle under cover.- 5k gallon water tank plus Bore water.- 3kw Solar Electricity.- Gardeners paradise with a fernery and greenhouse plus established fruit trees.- Walk to Mapleton Lilyponds Park, Doctors, Post Office, bus stop, IGA and service station, Library, Bowls Club, Tapas 10 Restaurant, Bella Vista pizza and pasta, la Botiga Cafe, Fishtales fish and chips, Mapleton bakery, Pub, School, Hairdresser and specialty shops. Just listed and certain to impress, open home this Saturday 27/1/24 from 11.30 am - 12.30 pm or contact Vanessa Brunton 0467448850 from VB REAL ESTATE to arrange a private inspection.