

# 87 Landsborough-Maleny Road, Landsborough, Qld 4550

AMBER WERCHON

## Other For Sale

Tuesday, 11 June 2024

87 Landsborough-Maleny Road, Landsborough, Qld 4550

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: Other



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## Contact Agent

Amber Werchon Property presents to the market, 87 Landsborough Maleny Road, Landsborough: this 6.84-hectare parcel of fully useable land with lush pasture, fenced paddocks, dams, and an expansive family home offers an amazing acreage lifestyle on the outskirts of town – and with a DA (development approval) in place to subdivide into five lots, there is a development upside adding value. Across a single level, the home itself comprises four bedrooms, two bathrooms, separate living areas including enclosed sunroom with view across inground pool, central kitchen, north facing full length front verandah, covered alfresco patio with pitched roof, separate laundry, and double lock up garage. Features include cathedral ceilings, timber floors, split system air-conditioning, ceiling fans, spa bath in main bathroom, direct verandah access from all bedrooms, security screens, cosy wood burning fireplace, and various sheds including another double lock-up garage, double carport, and 9x6m shed provide masses of storage, parking and workshop space. The property is bordered by ecological reserve and Mellum Creek on the western boundary, enhancing privacy, outlook, and ambience. The grounds have established vegetation including mature shady trees, lush rich fertile soil for growing produce, quality pasture for livestock, and an abundance of native flora and fauna including kangaroos, wallabies, echidnas, and a plethora of birdlife. The DA in place for “Leafy Meadow” comprises the following: Lot 1 8,137m<sup>2</sup> with existing home Lot 2 11,589m<sup>2</sup> Lot 3 6,165m<sup>2</sup> Lot 4 6,077m<sup>2</sup> Lot 5 6,135m<sup>2</sup> The purchaser could live in the family home and sell off the other four blocks, develop all five, rent out home and land-bank for future sale and capital gain; there is a variety of choices, and whatever is chosen will deliver rewards – whether it be pure lifestyle or financial. Located within walking distance to the local primary school and town centre with rail, tavern, dining, shopping, and galleries (or a few minutes’ drive); Landsborough is a delightful railway town with a strong community spirit, a rich history, and a bright future. Only 25 minutes to coast beaches, 15 minutes to Maleny, and 60 minutes to Brisbane International Airport – it is perfectly positioned to embrace the very best Sunshine Coast lifestyle from mountains to ocean. For more information contact Dan Lal or Kerry-Anne Crowley.