

# 1334A Landsborough-Maleny Road, Maleny, Qld 4552

BRANT &  
CORRELL

## House For Sale

Wednesday, 10 July 2024

1334A Landsborough-Maleny Road, Maleny, Qld 4552

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1001 m2**

**Type: House**



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## OFFERS OVER \$1,150,000

Contemporary and low maintenance, this modern duplex is privately nestled within walking distance of the lively Hinterland Township of Maleny. Built in 2009, it features two units: a 3 bedroom, 1 bathroom and a 2 bedroom, 1 bathroom, connected by a covered corridor, each with its own covered car accommodation. Both units are currently leased to excellent tenants and boast a private deck that overlooks a serene creek, complemented by an easy-care landscaped garden. Enjoy the convenience of town services and a short stroll to the markets, the popular Maleny Hotel, and the local IGA, celebrated for its fresh produce and local delicacies. You'll also find an assortment of cafes, restaurants, and boutique shops within easy walking distance.

**Unit 1 Jessie features --** Three Bedrooms including a large master, two bedrooms featuring stunning pendant lights above the bedhead, all have built in robes and fans- One bathroom, separate toilet and good size laundry- Full size kitchen complete with dishwasher, ceramic cooktop, electric oven, corner pantry, twin sinks and black vintage tapware- Informal dining as well as a breakfast bar complete the kitchen- Spacious lounge area with split system air conditioning, large windows and sliding door access to the balcony, privacy blinds (contemporary Zebra Blinds) and high apex ceilings- The lounge opens onto a covered verandah with lovely views of the creek and garden- Single car accommodation with room for storage in the front of the car- Currently tenanted for \$525 per week, with great long term tenants, until 09/01/2025

**Unit 2 Bella features --** Two bedrooms, one smaller perfect for a child's bedroom or office, both with built-ins and fans- One bathroom, separate toilet and good size laundry- Full size kitchen complete with dishwasher, oven and ceramic cooktop- Spacious, combined dining lounge area with split system air conditioning, large windows, privacy blinds (contemporary Zebra Blinds) and high apex ceilings- Opens onto a covered verandah with lots of privacy and peaceful views- Single carport- Currently tenanted with great tenants for \$460 until 14/01/2025

**Build features include --** Galvanised steel poles and bearers- 2 x 5000 litre tanks plumbed to laundry and toilets plus all town services- Hardwood decking with timber, slat privacy screens- Skylights to living areas featuring apex ceiling- Breezeway features curved colourbond roofing- 1001m2 block with private easement driveway, set back from the road ensuring privacy, peace and quiet- Landscaped gardens with rock feature stream with views of the creek

**How Far to Where --** The vibrant township of Maleny is just a brief walk away where residents can enjoy easy access to a myriad of cafes, restaurants, shopping options, and essential amenities, making this townhouse an exceptional choice for a weekend retreat, investment opportunity, or downsizing option- Short walk to the Maleny State School and Maleny High School- Short walk to the nearest Bus stop- 12 mins to the Landsborough train station- 30 mins to the beautiful Sunshine Coast Beaches and Shopping Precincts- Just over an hour to the Brisbane Airport

This property represents great value and a stable rental income return. You will have no trouble attracting tenants for either unit being so close to everything Maleny has to offer. Call Susan or Marlene today to organise your inspection. Note- The photographs used have been virtually staged and shall not be taken as a representation or warranty in any respect on the part of Brant and Bernhardt Property or the owner of the property. Whilst every attempt has been made to ensure the accuracy of the floor plan please note this plan is for illustrative purposes only.\*Inspections for this property are strictly by private appointment only. Please respect the privacy of the tenants 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 in order to determine whether or not this information is in fact accurate and that the property meets their requirements.