

46 Watson Lane, Reesville, QLD, 4552

BRANT &
CORREIA

House For Sale

Thursday, 10 October 2024

46 Watson Lane, Reesville, QLD, 4552

Bedrooms: 5

Bathrooms: 2

Type: House



Susan Brant
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Charming Family Home With Beautiful Valley Views – Minutes to Maleny!

Welcome to this spacious family home that perfectly blends comfort, style and country charm. Nestled on an expansive 3,900 sqm block, with breathtaking views of the Conondale Ranges, providing a serene backdrop for your everyday living. Built in 2003, the home features high ceilings, new timber look flooring and an open-plan layout that seamlessly integrates indoor and outdoor spaces.

This light-filled residence includes five bedrooms and two bathrooms, making it ideal for a growing family or those seeking additional space for guests. The upstairs living area is well-appointed, with a generous kitchen that flows into the dining and lounge areas, all the while offering stunning views and easy access to the front and side verandahs. The recently renovated downstairs space includes a sound-proofed music room, two guest bedrooms plus additional powder room, providing flexibility for dual living arrangements. Conveniently located off the kitchen, on the North Eastern side, the newly added, covered deck is perfect for entertaining. The lush orchard with 34 species of fruit trees adds to the property's charm and self-sustainability.

Explore the full range of features this wonderful property has to offer:

Interior Features:

- 2.7m high ceilings throughout, Spotted Gum, timber look flooring upstairs, timber internal staircase
- Downstairs is newly renovated and includes a second living/music room, spacious third living area, two bedrooms, freshly painted, fully insulated walls and ceilings, a third toilet/powder room plus additional separate and secure storage.
- Upstairs features an open-plan layout with lounge, dining and kitchen - all rooms enjoy stunning views overlooking the front verandah and the comfort of reverse cycle air-conditioning and a free-standing fireplace
- Country kitchen is very spacious with double sink, Fisher & Paykel dishwasher, fan forced gas oven, gas cooktop, plenty of bench space with breakfast bar, abundant cupboard space and large window to enjoy the views. The kitchen also has direct access to the North facing, undercover deck, perfect for entertaining family and friends while enjoying the view
- Master Bedroom with ensuite, mirrored built-in wardrobes and large window to take in the breathtaking sunsets
- Two additional upstairs bedrooms, one with reverse cycle air-conditioning, both with built-ins
- Generous storage with two linen closets and additional built in storage in the dining/kitchen area
- Family bathroom with shower, vanity, bath and lots of natural light plus separate powder room
- Spacious laundry with access to the back deck, plenty of bench space and under-sink storage

Outdoor Features:

- Extensive, full length front verandah with pet friendly gates and stunning valley views
- Newly built in 2021 the undercover deck is enclosed with all-weather blinds, insulated roof plus outdoor ceiling fan and is linked to the front verandah, perfect for entertaining plus a wall heater for cosy dining
- Spacious backyard with ample room for children and pets to play
- Fruit tree orchard features 34 species of fruit trees and a chicken run
- Double garden shed for additional storage
- Side access to the property for convenience
- Additional secure storage space under the home

Energy & Utilities:

- 6 KW solar panels and solar hot water system
- Two PVC tanks (25,000L and 22,500L) for a total of 47,000L
- Standard septic system (no regular servicing required)
- Fixed Wireless NBN

Location Benefits:

- Short walk to the school bus which stops on the corner of Reesville Road and Watson Lane. This school bus is funded by QLD education (so free) due to being more than 2.5km from school.
- 6.4 km, 7 minutes drive to Maleny, a township known for its cafes, shops, grocery stores, medical facilities including a hospital and award-winning bakery plus access to public transport
- 23 minutes to the nearest train station at Landsborough
- 45 minutes to the beautiful Sunshine Coast beaches and shopping areas.
- 50 minutes to the Sunshine Coast Airport.
- Just over an hour to the Noosa beaches.
- 1 hour and 20 minutes to Brisbane Airport.

Click on the 3D tour link to enjoy a walk through of the property.

This property is not just a home; it's a lifestyle offering tranquillity, space, and the beauty of rural living.

For more information or to arrange a viewing, please contact Susan on 0428 573 170 or Marlene on 0476 652 273.

* Inspections for this property are strictly by private appointment only. Please respect the peace and quiet of our vendors and do not enter the property grounds without being accompanied by an agent.

** All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee the accuracy of the information and interested persons should rely on their own enquiries.