



## FOR SALE

### CHARM AND CHARACTER IN MOOLOOLAH VALLEY

Beautiful 3 bedroom plus study home on half acre in the charming Mooloolah Valley. Great outdoor living space and 2 internal living areas including the open plan living dining and kitchen with fireplace or downstairs to separate living area.

Upstairs, there are 2 bedrooms plus study, bathroom, and an open plan kitchen / living / dining area that boasts lovely polished timber floors. Downstairs, has level access to another large bedroom with bathroom, plus a large rumpus or family room complete with storage space and laundry. Opportunity for dual living subject to council approval and addition of a kitchenette.

Both decks, enjoy a picturesque outlook over the 2,023m2 sloping block complete with chook pen, plenty of room for the kids or dogs to play while you watch.

The property is a short walk to the Mooloolah Village and school, including public transport via bus or train.

Did you know Mooloolah has so much on offer, a lovely hinterland town with a great community, horse riding, bike trails, hiking and Ewen Maddock Dam while being only 15 minutes to Maleny and 30 Minutes to Sunshine Coast Beaches.

Don't miss this opportunity and book now to inspect, call now Melina 0408 652 337

In short:

- Large sloping block 2023m2
- 3 bedroom plus study
- Open plan living upstairs and rumpus/ family room downstairs
- Large carport and single garage
- Cozy fireplace, air conditioning and fans
- Solar power system
- Town water and sewerage

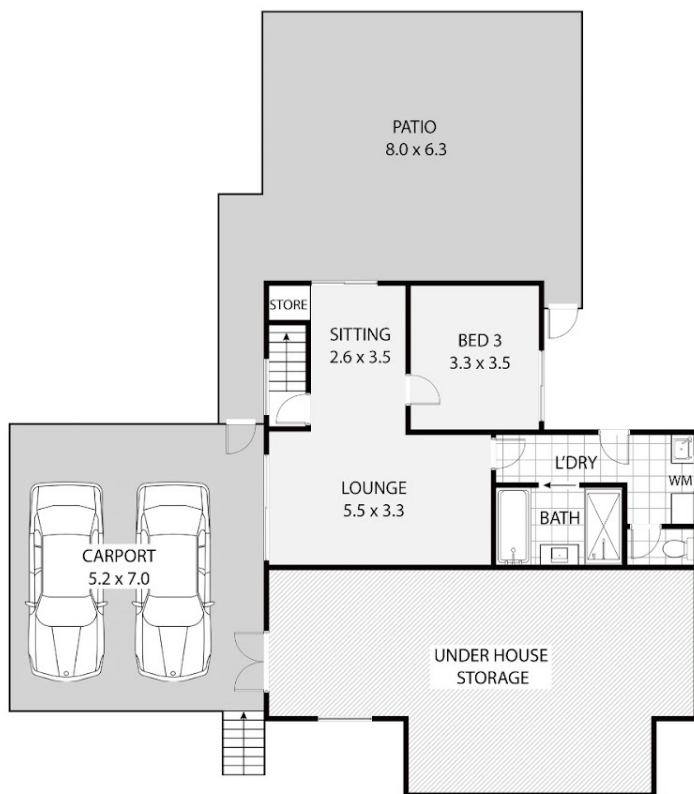
3 BED | 2 BATH | 2 CAR

PRICE:  
\$485,000

OPEN FOR INSPECTION:  
N/A



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**ARTIST'S IMPRESSION ONLY:** While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor plan by: [www.realestatefloorplans.com.au](http://www.realestatefloorplans.com.au)

29 Brandenburg Road, MOOLOOLAH VALLEY



LIVING: 162 m<sup>2</sup>  
 CARPORT: 36 m<sup>2</sup>  
 PATIO: 74 m<sup>2</sup>  
 TOTAL: 272 m<sup>2</sup>



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.