



# SOLD

## VIEWS, VERSATILITY, VERDANT BLISS!

Tucked away in the lush leafy dress circle acreage belt of North Maleny, just minutes to town, and showcasing glorious views to the north over Lake Baroon, is this amazing lifestyle property; the original homestead circa 1930 built with timber from the property plus studio that could be used for a variety of purposes, including conversion to dual living.

The home itself is complete with four bedrooms, two elegantly renovated bathrooms, contemporary kitchen, open plan living and dining, second living area, office, and covered wraparound Pacific Jarrah hardwood deck with custom-built pizza oven. There is also a fully enclosed cat room under the house which has its own private access from the TV room.

Filled with the charm and character properties of this vintage exude, whilst equipped with modern comforts; features include stunning hardwood timber floors, air-conditioning, Caesarstone benches, gas cooktop, soft close cabinetry, glass splashback, deck access from master bedroom, commercial grade roll down blinds on western verandah, and masses of storage under. Eco-friendly features such as 6.5kW REC 260W panels with 3-phase hybrid inverter, as well as 4 x 25,000 litre water tanks, minimise your carbon footprint as well as save you \$\$\$.

The studio, formerly used for pottery production and retail; is complete with fabulous games room, showroom, storeroom, and work area. The design lends itself to a variety of options from working from home through to dual living; the storeroom would be the perfect space to build a bathroom. Modifications would be required to the studio to obtain an approved upgrade for residential living, but this could house the extended family, be rented out to permanent tenant, or short stay Airbnb style accommodation creating an income stream.

In addition, there is a powered double carport with adjoining workshop, plus abundant onsite parking. A delightful pavilion with cosy fire pit is an inviting space for an intimate twilight wine on a cool crisp Maleny's winter evening, with a picturesque lake view across the treetops...take the time to savour the serenity.

Framed by well-established mature gardens, with 90% of the flora being native Australian plants; the gardens are easy to care for with drip feed irrigation, and they really enhance the privacy and ambiance of the home, as well as attracting a plethora of bird life...an idyllic setting that is truly calming and epitomises the Maleny experience.

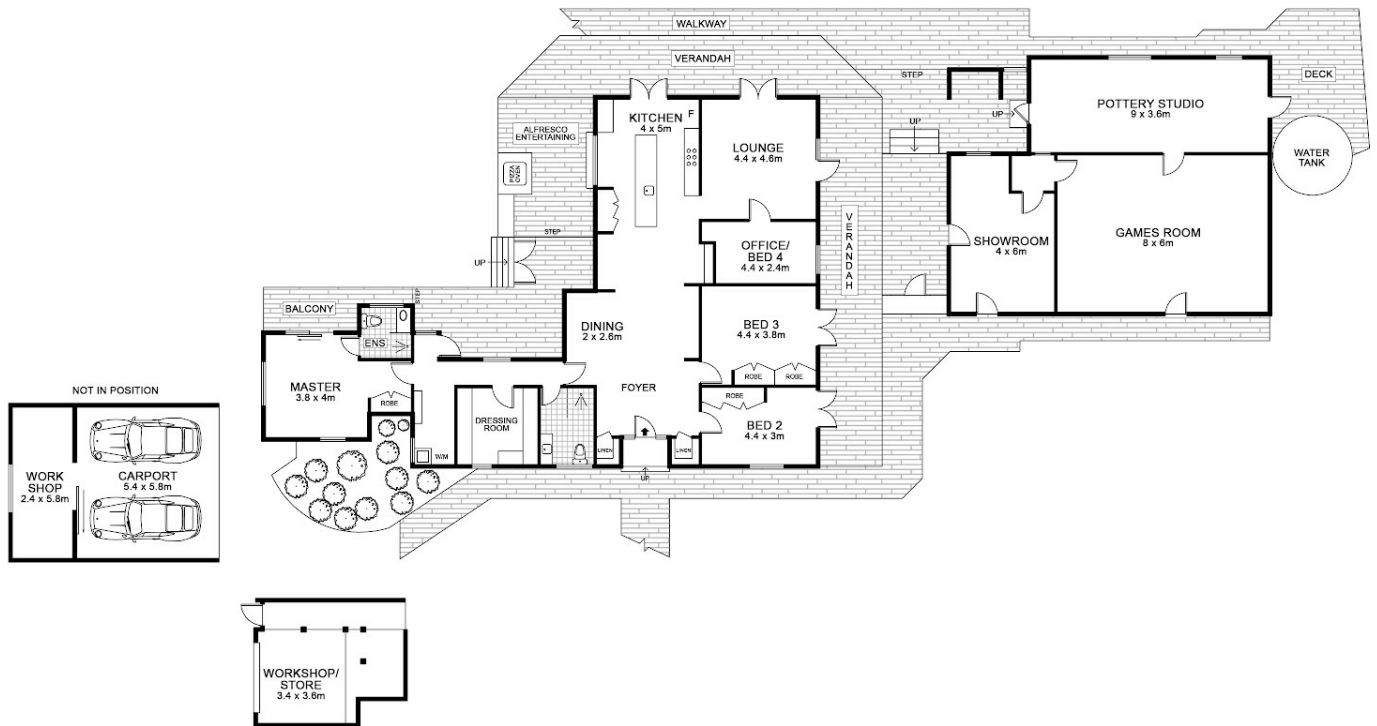
4 BED | 2 BATH | 2 CAR

PRICE:  
\$880,000

OPEN FOR INSPECTION:  
N/A



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INTERNAL AREA :- 281 SQM  
 CARPORT/WORKSHOP AREA :- 45 SQM  
 EXTERNAL (INCL. WORKSHOP/STORE) AREA :- 230 SQM  
 TOTAL AREA :- 556 SQM

**363 NORTH MALENY ROAD                      NORTH MALENY**

This floor plan is conceptual only. It is provided for illustrative purposes only and should not be relied upon. We make no guarantee as to the accuracy of this plan. All interested parties should make and rely on their own enquiries in determining the accuracy of the information contained in this floor plan.

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.