



**SOLD**

## SIMPLY ADORABLE...CHARM, CHARISMA, CHARACTER!!!

This thoroughly charming Queensland style home has truly gorgeous aesthetic appeal that continues throughout home; located on a parklike 5712m<sup>2</sup> block in a leafy acreage pocket, with some natural bushland, and a cute white picket fence...you will absolutely fall in love!

The home itself is 23-years old and has been designed and built to exude the character of a bygone era, whilst also facilitating easy care modern living. Complete with four bedrooms, two bathrooms, open plan living, 2-pac kitchen, extensive timber decking, separate laundry, double carport and storage under plus separate double lock-up garage with 3-phase power, and separate studio...this is quite the package.

High ceilings, timber floors, free-standing wood heaters in lounge and studio, romantic claw foot bath in main bathroom, walk-in pantry, gas heating, air-conditioning in master bedroom, tasteful vintage-style décor, good storage, 39,000 litre rainwater tank, verdant cottage inspired gardens around home, abundant onsite parking, dog fencing, and fabulous BBQ area, are all features of the home that enhance appeal and liveability.

The studio could be modified and upgraded to residential living; and has many versatile uses including yoga room, art studio, home office, kids retreat/games room, gym, or guest bedroom. It has its own delightful courtyard area and gazebo area, and a lovely outlook over the property.

Beautifully presented and impeccably maintained by original owner – there is no immediate money needing to be spent; and despite the size of the block it is relatively low maintenance just needing a regular mow when needed and some minor pruning.

Located in a whisper-quiet neighbourhood, just a short stroll to Mapleton Forest where you can explore the walking and riding trails, and soak up the magnificence of one of the hinterland's best kept secrets...plus, just two minutes to Mapleton amenities including primary school, historic tavern, and local shops, nine-minutes to Nambour's major amenities, and 25 minutes to Coast. You can enjoy the gentle life without compromise.

First time to market; this home will make an emotional connection with many buyers – act immediately or you will miss out.

**4 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$635,000

**OPEN FOR INSPECTION:**  
N/A



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