

924 MALENY - MONTVILLE RD, BALMORAL RIDGE, QLD, 4552



**SOLD**

## LIVE ABOVE THE SHOP MALENY

**UNDER OFFER.** Owner-operator opportunity! Located in a small commercial hub on the popular Maleny- Montville tourist route. One of the most popular scenic day drives from Brisbane. Not commuting to work can be a massive bonus to your income and lifestyle.

Nearby is a new patchwork shop, recycled pre loved destination with coffee shop, and close to Maleny Cheese Factory, beautiful overnight rustic cabins and a prominent wedding venue. The position is somewhat unique in the district, the adjoining property is the SDA Church , pooling the parking makes for a very agreeable customer experience.

Designed as either a home, plus an investment or a work from home situation, or simply dual living with both levels separate, but connected if you prefer. Comfortable living on the top floor, three bedrooms, two bathrooms and the every important slow combustion fireplace for Maleny's cool evenings. Rural views to both the east and the west.

A half acre flat allotment, with a two level brick building, (approximately 20 years old) area with fire place. Downstairs has excellent retail or business space, but could easily be converted to residential or holiday letting.

The property has six customer parking spaces, and a dedicated parking space for the residence. It also has a large double garage suitable for storage.

Close to both Maleny and Montville with commercial, legal and banking facilities and 30 minutes from the centre of Caloundra.

Level land is always hard to find in Maleny, set on a half an acre any maintenance of the grounds is easy, with a generous sized shed at the back for hobbies or storage.

Downstairs originally operated as a wood turning workshop .

Vacant now with all the necessary council approvals in place. This property operates best with a destination type business, the abundant parking, eight dedicated positions, enables tuition, currently for ten people at a time.

Professional offices are another possibility, with good visibility and a quality building. Holiday letting as well as the ever present demand for quality permanent residential rentals is another possibility.

To get a look at the property from a drive by click on the video link on the page.

**3 BED | 3 BATH | 1 CAR**

**PRICE:**  
**\$685,000**

**OPEN FOR INSPECTION:**  
**N/A**



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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.