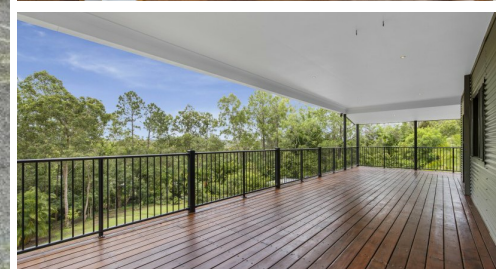


36 BRANDENBURG ROAD, MOOLOOLAH VALLEY, QLD, 4553



## FOR LEASE

### DUAL LIVING IN THE HEART OF MOOLOOLAH VALLEY ON 5052SQM BLOCK

GRAY Property Services would like to present this beautiful high-set home with separate 2 bedroom granny flat offering dual living.

Main home consists of four bedrooms, two bathrooms, lounge and kitchen upstairs and laundry and storeroom area downstairs with large area for all your toys and cars. This house is simply rare. Anyone searching for a piece of paradise on the coast will fall for this home.

The stand-alone 2 bedroom granny flat is self sufficient with its own bathroom and open plan dining, lounge and kitchenette, overall the perfect additional dwelling suitable for mum, dad, that teenager that just won't leave home.

Spread your wings and let the kids have that pony they have always wanted, a few chooks or a dog or two. With 5052m2 or just over 1 acre of land to explore, play, kick a ball on, it's a country living with the Sunshine Coast convenience. Spend all your summer days splashing in the pool with its own private cabana area and fire pit.

- Modern open plan kitchen with stone benches, chef size gas cooking and dishwasher
- Lounge area with fire place
- Master bedroom with entry to balcony and ensuite with shower made for two with 2 shower heads and WIR
- 3 good sized bedrooms, 2 with WIR
- A full bathroom with large bath
- Air conditioning to living area
- Internal laundry downstairs
- 2 bedroom granny flat with kitchenette, built in robe in main bedroom
- Fully fenced, huge back yard with entertaining deck
- In-ground swimming pool
- Solar power
- Tenants pay water consumption charges
- Pets considered on application

36 Brandenburg is located just outside of Mooloolah Village, and its easy access to the Bruce

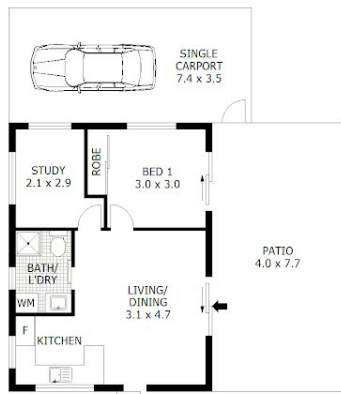
6 BED | 3 BATH | 4 CAR

PRICE:  
\$875 per week

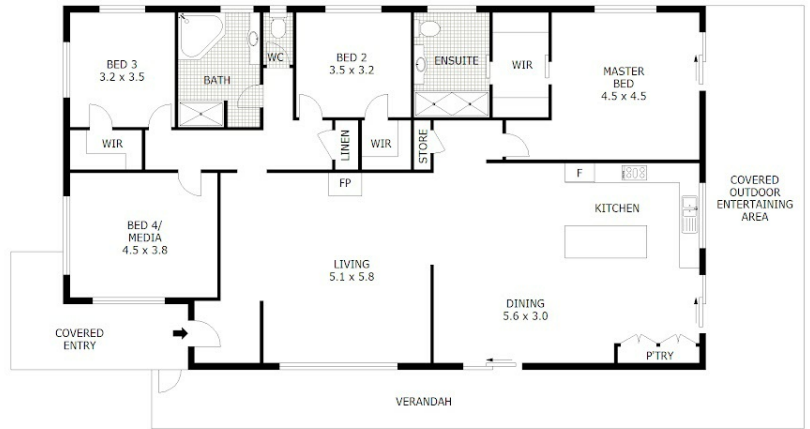
OPEN FOR INSPECTION:  
N/A



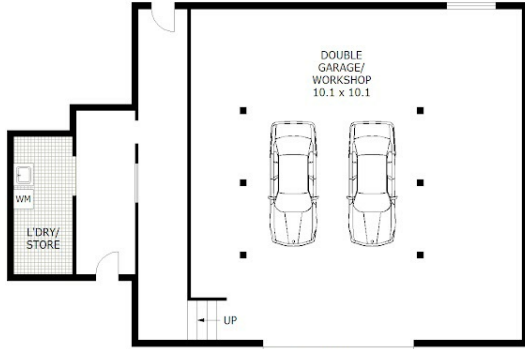
**Cassandra and Cameron Gray**  
**0431316679**  
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[www.atrealty.com.au](http://www.atrealty.com.au)



**GRANNY FLAT (NOT IN POSITION)**



**UPPER LEVEL**



**LOWER LEVEL**



Lower Level	-	136 m <sup>2</sup>
Upper Level	-	198 m <sup>2</sup>
Verandah	-	36 m <sup>2</sup>
Entertaining Area	-	33 m <sup>2</sup>
Granny Flat	-	45 m <sup>2</sup>
Carport	-	26 m <sup>2</sup>
Patio	-	33 m <sup>2</sup>
<b>Total</b>	<b>-</b>	<b>507 m<sup>2</sup></b>

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



# 36 Brandenburg Road, Mooloolah Valley

GRAY PROPERTY SERVICES | @realty

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.

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