

35 SINCLAIRS LANE, BALMORAL RIDGE, QLD, 4552



**SOLD**

## HOLIDAY LETTING OR DUAL LIVING OPPORUNUNITY, SENSATIONAL VIEWS

Positioned as good as it gets. This property faces north with views over farmland. Ideal for continuing the holiday letting business or a home and income. This is the best positioned property in the tightly held Fidler's Green development in Sinclair's Lane Maleny. Your own half acre with access to seven acres of landscaped land shared with only 5 other properties. Secures you an uninterrupted Northern aspect and access to the tennis court. Two houses on the one title currently used for holiday letting on the vibrant Maleny holiday market, but could just as easily be a home and income or granny flat.

The main dwelling called Possums Nest, has Two large bedrooms on the one level, (Could be three with an easy alteration), an ensuite, and main bathroom. All the bedrooms open onto the spacious living area and then to the huge deck and the timeless views.

The second dwelling has two bedrooms downstairs with living upstairs. Both buildings are enhanced with the ever-popular slow combustion fireplaces

The Eastern side of Maleny has timeless appeal provides an uncluttered access to the coast or Brisbane. Properties like this are a scarce commodity. Inspections must be coordinated with regular guest bookings so please contact with your preferred inspection times.

**4 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$865,000**

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



**Ray Scarfe**  
**0414943269**

ray.scarfe@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.

GROUND FLOOR

FLOOR PLAN IS PROVIDED AS INDICATIVE LAYOUT ONLY. MEASUREMENTS ARE NOT AVAILABLE, FLOORPLAN IS NOT TO SCALE.  
NO GUARANTEES PROVIDED ON ACCURACY