



FOR SALE

MAPLETON VILLAGE CONVENIENCE...

3 BED | 2 BATH | 4 CAR

46 Delicia Road, Mapleton, QLD, 4560

Welcome to 46 Delicia Road, Mapleton, first time offered for sale in nearly 20 years, the owners have loved living in their tropical paradise on 1343m2 backing onto a nature reserve and walking distance to all of life essentials in Mapleton Village.

The home is extremely private and beautifully maintained with 3 bedrooms, and 2 bathrooms, an Ensuite to the main Bedroom plus covered outdoor entertainment decks front and back overlooking the superb tropical gardens with established fruit trees and an orchid house.

Plenty of water with a 5k gallon tank plus Bore water and a 3kw solar system makes for affordable living.

The remote double garage also offers a separate storeroom/ 4th bedroom or office plus access underneath the home for additional storage.

- 3 bedrooms, 2 Bathrooms (plus store room or 4th bedroom off the garage).

- Spacious kitchen with covered entertainment decks front and back.

- Hardwood timber floors.

- cozy Fireplace.

- separate Laundry.

- Double remote Garage, bitumen driveway, room for a 3rd vehicle under cover.

- 5k gallon water tank plus Bore water.

- 3kw Solar Electricity.

- Gardeners paradise with a fernery and greenhouse plus established fruit trees.

- Walk to Mapleton Lilyponds Park, Doctors, Post Office, bus stop, IGA and service station, Library, Bowls Club, Tapas 10 Restaurant, Bella Vista pizza

PRICE:

\$1,045,000

OPEN FOR INSPECTION:

N/A



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3 Bed 2 Bath 4 Car



TOTAL: 124 m²
FLOOR 1: 11 m² FLOOR 2: 113 m²
**EXCLUDED AREAS: GARAGE: 44 m², LOW CEILING: 56 m², CARPORT: 20 m²,
 SHED: 11 m², UNDERCOVER PATIO: 22 m², DECK: 51 m²**

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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.