



# FOR SALE

## CHARMING 2-BEDROOM VILLA WITH SUNROOM & GARDEN RETREAT

138/23 Macadamia Drive, Maleny

Located in the sought-after Vantage Over 50's Lifestyle Village (formerly Living Gems Maleny), Villa 138 offers a peaceful, low-maintenance lifestyle just under 1 km from the heart of Maleny. This beautifully presented home combines comfort, convenience, and tranquil living in a secure, resort-style community.

Step inside and explore every corner with the immersive 360° virtual tour.

### Property Highlights

- Move-in ready and well presented
- Open-plan living with air-conditioned lounge, dining, and kitchen areas
- Air-conditioned master bedroom with built-in robes and a two-way ensuite bathroom
- Flexible second bedroom/study featuring built-in storage and a charming window seat
- Sunroom with views over Maleny's scenic landscape
- Well equipped kitchen with pantry and brand-new cooktop, oven, and rangehood
- Private garden area: low-maintenance yard with pergola, retractable privacy screen, and garden shed
- Second toilet for added convenience
- Quiet cul-de-sac location for added privacy
- Secure gated community with no entry or exit fees
- Pet-friendly with welcoming guest policies

Don't miss out—book your inspection today!

Take the virtual tour for a full 360° walkthrough of the home

### Community Amenities

Enjoy access to a wide range of facilities designed to enrich your lifestyle:

- Country Club with bar
- Heated swimming pool
- Bowling green & croquet lawn
- Games room & snooker room
- Craft room & library
- BBQ area & movie theatre

2 BED | 1 BATH | 2 CAR

### PRICE:

Offers Over \$625,000

### OPEN FOR INSPECTION:

N/A



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Ground Floor

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.