# 5 KONDALILLA FALLS ROAD, FLAXTON, QLD, 4560









# SOLD

## LIVE IN AND EARN AN INCOME

The current owner lives upstairs and has rented the downstairs with an expected rental income of $550 per week ($28,600 per annum). This represents a fantastic investment opportunity or instead use as in-law accommodation or a teenage pad.

Spend morning coffees looking out over the Hinterland Valley towards the Coral Sea with an ideally perched view of the Sunshine Coast region, all from the expansive large front deck of this unique 3-4 bedroom home.
Upstairs has two of the bedrooms with direct access to the deck, an upgraded bathroom, a large 3rd bedroom with a 2nd toilet/laundry area which has potential to be converted into a full second bathroom, an attractive kitchen with gas appliance & stainless steel dishwasher, adjacent to a cosy meals area, lounge and a huge back deck, ideal for summer BBQ's.
The downstairs studio has a multitude of rooms containing a bathroom, 2nd toilet, kitchen facilities and spacious living area/storage areas with direct access to a large rear garden and independence from the upstairs main house.
There is an abundance of off-street parking, some undercover with carports, and room for several vehicles.
The home is located only a short distance from the well renowned Kondalilla Falls walking track (Sunshine Coast Hinterland Great Walk) that continues all the way to Baroon Pocket Dam, a great place to entertain your friends with picnic BBQ facilities and swimming lagoon plus the breathtaking main waterfall.
Or amble the short drive to the quaint township of Montville and have lunch at the picturesque Poets Café and make sure you stop in at Montys candy store to round out your daytrip.
Handy for travelers with a 29klm scenic journey to Sunshine Coast airport and 98 klms to Brisbane Airport. For train travelers Nambour train station is a mere 15klms away with trainline running to Brisbane.
Extras include, 5kw 'sungrow' solar system with inverter and 32amp EV charging port, 10,000 gal water tank, 500 gal separate raised water tank, separate airconditioning upstairs/downstairs, 3.2 x 3.2 meter garden shed with roller door, electric front gate for added security and spectacular night views all year round.
Lifestyle opportunities like this are often sought but seldom found at this price point. The house is comfortable & liveable as it is, but also has scope to improve and enhance the features to add extra long term value.

## 4 BED | 2 BATH | 3 CAR

PRICE:
$960,000

OPEN FOR INSPECTION:
N/A



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ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Floor plan by: www.open2view.com.au

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