



FOR SALE

DUAL LIVING OPPORTUNITY IN THE HEART OF MALENY – INCOME-GENERATING DUPLEX

Positioned in a quiet, leafy cul-de-sac, 1/11 Sunnyside Court offers a versatile dual-living setup in one of Maleny's most sought-after locations. Currently configured and rented as a duplex, this property presents an outstanding opportunity for investors seeking immediate rental income or homeowners looking for flexible living arrangements.

The residence is thoughtfully split across two self-contained levels, with a fully independent unit upstairs and another downstairs. Each level provides its own private entry, kitchen, living space, and amenities, ensuring comfort and privacy for occupants.

Set on a low-maintenance block, the property enjoys a peaceful hinterland outlook while being just minutes from Maleny's vibrant township, local cafés, boutique shops, and schools. The quiet location enhances its appeal for tenants and owner-occupiers alike.

Key features include:

- Dual-income potential with separate upstairs and downstairs residences
- Private entrances for each level
- Strong rental appeal in a high-demand hinterland location
- Peaceful cul-de-sac setting
- Close proximity to Maleny town centre and amenities

Whether you're expanding your investment portfolio or seeking a home with added income potential, this unique property delivers flexibility, location, and solid returns.

For questions or an inspection please call Monica McFarlane 0488 017 653 or Charles John 0405 977 647

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when

4 BED | 3 BATH | 2 CAR

PRICE:

Offers over \$1,099,000

OPEN FOR INSPECTION:

N/A



Monica McFarlane

0488017653

monica@atrealty.com.au

www.atrealty.com.au

This floor plan is intended as a guide only. Layout dimensions are approximate only. No representation or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.



BOTTOM FLOOR

Approximate Areas

Internal:	138.0 m ²
External:	51.0 m ²
Garage:	40.0 m ²
Total Area:	229.0 m²



TOP 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.