








## Unconditional Contract

3 2 4 6,499m2

If you're a fan of Gardening Australia and visiting open gardens you'll love this fabulous property in the Hinterland township of Flaxton. Picturesque outlooks, meandering pathways leading from one garden room to the next, huge shade trees with luxuriant under plantings and an array of tropical, temperate and flowering plantings will please the greenest of green thumbs.

- 3 large bedrooms, main with ensuite and WIR
- The main bedroom has its own pretty and private patio
- Renovated kitchen with the prettiest garden outlook
- Formal L-shaped lounge and dining room with open fire
- Open plan family room opening to a huge under roof alfresco
- Double carport plus a 6m x 6m powered shed & garden shed
- 6m x 6m garage converted to a studio with separate entry
- 3 large shade houses with shelving and watering systems
- 35,000Lt of rainwater plus pumping rights from the neighbours dam
- 15 minutes from shops, train and medical facilities in Nambour

The house presents very well with some recent refurbishments including renovations to the kitchen, bathrooms and laundry and is naturally light, bright and airy.

Ideally located a mere 4 minutes from Montville, 6 minutes from local

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| **Price** | SOLD for $790,000 |
| **Property Type** | Residential |
| **Property ID** | 1314 |
| **Land Area** | 6,499 m2 |
| **Floor Area** | 300 m2 |

### Agent Details

### Office Details

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shopping facilities in Mapleton,  or 15 minutes from Nambour for all of the amenities, you could be forgiven for feeling that you are much more removed from the rat race in this picturesque setting. The Sunshine Coast Airport is an easy 25 minutes away as are a wide choice of some of the Sunshine Coast's best surf beaches.

There is plenty of water, wonderful rich volcanic soil, a slightly cooler and wetter temperate climate that the Hinterland enjoys plus multiple shade houses, sheds and hours of enjoyment for the garden enthusiast. The property has a pumping easement to the dam on the neighbouring property to ensure your gardens survive drier times.

Make sure you allow plenty of time to have a good look around and enjoy the gardens. We will be holding regular open homes but if you prefer a private inspection please call to make an appointment.

INSPECTIONS AND COVID 19 INFORMATION:

Please do not attend an open home or ask for an appointment if you have travelled from overseas within the past 14 days or if you, or anyone you have been in contact with is displaying symptoms or has a fever.

Open homes have been reinstated effective 09/05/2020 with strict social distancing guidelines requiring no more than 6 people to be inside at any one time. You may be asked to wait before entering in order to observe these guidelines.

You are still able to arrange private inspections by appointment and have processes in place to observe the recommended protocols.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.