



6 Hoffman Cl, Montville



*A STUNNING HOME - PEACEFUL SURROUNDS.  
- WALK TO MONTVILLE VILLAGE.*

Perfectly positioned down a private leafy country lane on 1277m2 of land, this beautifully presented 4-year-old custom built home is framed by low maintenance gardens creating a haven that is private, peaceful and picturesque and offering a lifestyle and location that is convenient, desirable and sought after.

This home has been constructed to a high engineering standard in all respects, with its 90cm frame, approx 2.35m doors and a focus on quality and detail.

Pristine throughout this one level stunning home is complete with 3 spacious bedrooms large master with premium ensuite, floor to ceiling tiles, louvers to catch the breezes and views. The large open plan / living / dining / and kitchen areas with 3 m ceilings, fireplace, ducted air-conditioning, engineered timber floors, opening to a private covered entertaining deck, perfect for entertaining family and friends while overlooking a rural treed outlook. The sunsets are amazing.

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Price	\$1.65M
Property Type	Residential
Property ID	449
Land Area	1,277 m2

*Agent Details*

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The Property League  
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**AroRealty**

## FEATURES OF THE HOME ARE EXTENSIVE.

- Beautifully appointed home set on a fenced lush, landscaped 1277m<sup>2</sup> in a quiet leafy cul-de-sac within walking distance to Montville.
- Immaculate presentation, tasteful decor, plantation blinds, light filled with the best in quality and style.
- Ducted and zoned Mitsubishi air- conditioning plus fans throughout.
- Superbly designed for the Queensland lifestyle, with its high ceilings, open plan living, stacker doors opening to a covered alfresco entertaining deck with the sounds of local bird - life which complement this tranquil setting.
- The premium two-pak kitchen is amazing with stone benchtops, 900mm wide gas cooktop, electric oven, stainless steel appliances, loads of self-closing drawers plus separate walk-in pantry with stone benchtops, drawers, shelves and cupboards.
- 3 Spacious bedrooms all with fans, generous master with stunning ensuite with stone benchtops, 2 basins and walk-in shower, floor to ceiling tiles, louvers and walk-in robe plus wide sliding door opening to a covered deck.
- Extra-large quality main bathroom with stand-alone bath and 2 separate stone top vanities unique in design. Large walk-in shower.
- Built in office with Bi fold doors, cupboards, drawers and large built-in office desk.
- Solar panels (6.66KW Canadian Brand) for electricity and hot water.
- Double garage with remote control, internal access, epoxy flooring and cupboards at the rear of the garage with sliding doors for storage.
- Separate laundry with a plethora of cupboards and stone benchtops, built in ironing centre.
- Underground power supply.
- Water tanks approximately 70,000 litres with silt and carbon filters and blue light system.
- Septic biocycle.

- Grow your own food with 12 raised garden beds plus lemon, lime, blood orange. grapefruit and avocado tree.
- Situated within walking distance to Montville village, with its shops, cafes, restaurants, parks and art galleries. 10 minutes to Maleny, 10 minutes to Palmwoods railway station, 15 minutes to the Bruce Highway, 30 minutes to Maroochydore CBD, Sunshine Coast Beaches, Maroochydore Airport and 60 minutes to Brisbane.

With nothing to spend, this one level beautiful home offers an idyllic lifestyle and would make the perfect residence for those buyers looking for quality, location, presentation and privacy and just 4 years old.

This Property is also ideal for buyers looking to downsize from an acreage property but want to stay on the Sunshine Coast Hinterland close to shops and facilities.

THIS IS TRULY A SPECIAL PROPERTY .....INSPECTIONS A MUST

INSPECTIONS BY APPOINTMENT ONLY.

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