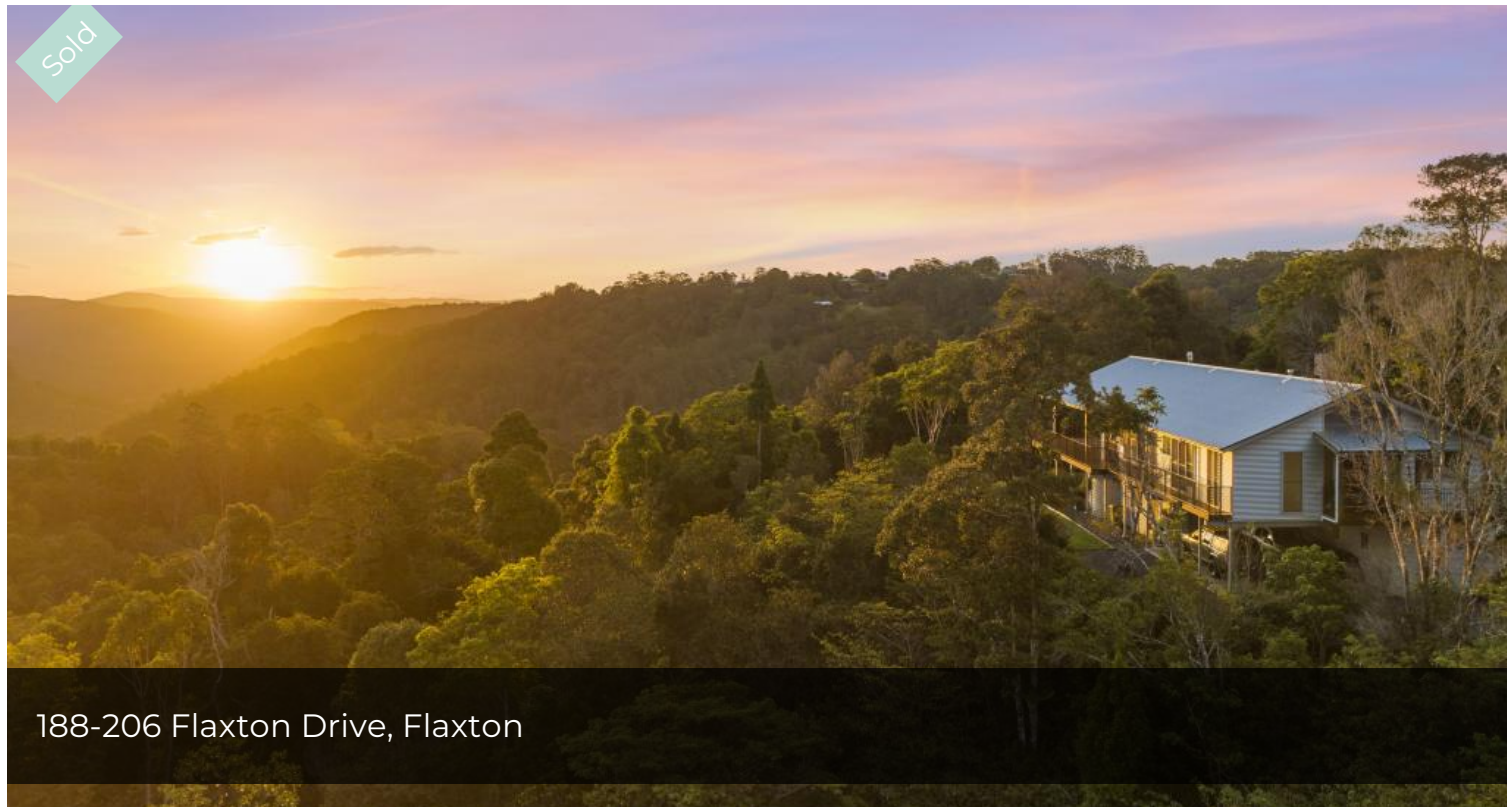


Sold



188-206 Flaxton Drive, Flaxton



## Stunning Hinterland Haven with Dual Living Options

WOODS are proud to offer this stunning hinterland property, perfectly nestled in a private 37-acre nature lovers' paradise.

Enjoy peace, tranquility, hinterland views and endless sunsets from this private haven. Ideally located within walking distance to Mapleton, and only moments to Montville's cafes, restaurants, boutiques and local amenities.

Luxury family home with stunning views:

The current owners spared no detail in the architecturally designed main home. It's ideally positioned to maximise privacy and the glorious hinterland scenery.

- Unwind in the bespoke circular salt pool with private

🍽️ 6 🛋️ 4 🚗 14 📄

15.27 ha

Price SOLD for  
\$2,120,000

Property Type Residential

Property ID 5

Land Area 15.27 ha

Floor Area 525 m2

### Agent Details

Phil Wood - 0435 796 186

### Office Details

Woods Property Agents  
SHOP 8 110 Sixth Ave  
Maroochydore, QLD,

setting

- Entertain on the large 95m<sup>2</sup> merbau timber deck
- Open-plan living, dining and kitchen living area with cathedral ceilings
- 9ft ceilings throughout rest of main house with large windows
- Polished blackbutt timber floors throughout
- Wood burner feature fireplace
- Stone kitchen benchtops with stainless-steel appliances and walk-in pantry
- AC and ceiling fans
- 45,000L water tank

Separate 2-bedroom cottage:

There are options galore with the additional 2-bedroom cottage. Perfect for dual-living with extended family, short-stay holiday accommodation or a long-term rental.

- Current rental appraisal of \$550pw
- Open-plan living, dining and kitchen area with cathedral ceilings
- 9ft ceilings throughout rest of cottage
- Wood burner feature fireplace
- AC and ceiling fans
- 22,000L water tank

Separate Workshop:

Use the existing workshop in its current function, or easily convert to a self-contained work-from-home space.

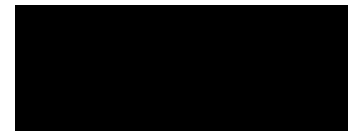
Location:

Just ten minutes from Nambour and 30-minutes from the beaches of Mooloolaba, Alexandra Headland and Maroochydore.

Amenities at your fingertips, the nearby town of Nambour offers medical, educational and specialty services, with a selection of nearby schools including

4558 Australia

0435 796 186



Mapleton State School, Burnside State High School and Nambour Christian College.

### Voluntary Conservation Agreement (VCA):

To help support local plant and ecosystem conservation, a proportion of this property is part of a Voluntary Conservation Agreement (VCA), managed by Land for Wildlife. Part of the existing agreement is an annual grant (circa \$5,500pa) paid to the owners as a contribution to supporting nature conservation.

Please contact Phil Wood for more information.

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.



188-206 Flaxton Drive, **FLAXTON**

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.realestatedfloorplans.com.au](http://www.realestatedfloorplans.com.au)

RESIDENCE: **388m<sup>2</sup>**  
COTTAGE: **103m<sup>2</sup>**  
OFFICE: **34m<sup>2</sup>**  
TOTAL: **525m<sup>2</sup>**  
LAND SIZE: **37 Acres**

