



428-446 Western Ave, Montville



## LUXURY MEETS LIFESTYLE

Fall in love with a property that truly embodies Hinterland living. Offering a combination of privacy and prestige, this property offers the rarest of opportunities to purchase a piece of perfection.

Set upon 8,853 square metres of breathtaking beauty, this fully air-conditioned home meshes Hamptons and Queenslander styling, allowing it to blend tastefully with the natural forest surrounds.

Architecturally designed to cater to the modern necessity of ample light and indoor-outdoor flow, you will see that every feature of this home has been carefully considered with quality in mind. Venturing into the home the views of lush foliage are evident from almost every window and door.

The contemporary kitchen, perfect for the frequent entertainer overlooks the living area and serves as a gathering place for family and friends. Quality Smeg appliances and stone bench tops invite the inner chef to let their imagination run wild. A desirable butler's pantry will ensure order is kept when entertaining.

The master bedroom offers a retreat, quite separate from the rest of the home, with a spacious walk in robe ensuring this retreat remains free from clutter. The ensuite is simply a dream with high quality finishes and includes a freestanding bath and amazing views from all windows. All other queen-sized bedrooms have built in wardrobes and two feature ensuites ensuring guests or family are well catered for.

The stylish library could easily become a media room if desired, however in its current format provides a welcome space to relax in comfort.

Car parking is a big plus with spotless triple garaging under roof for all the vehicles plus extra storage. The additional workshop area adjacent keeps the rest of the house clear of hobbies and toys. Two sheds on the property provide additional storage and the spring fed dam has a pump for water to be used for irrigation as required.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	787
<b>Land Area</b>	8,853 m2
<b>Floor Area</b>	370 m2

## AGENT DETAILS

Kristy-Lee Renouf - 0422 022 047

## OFFICE DETAILS

Montville  
200 Main Street, Montville Montville QLD  
4560 Australia  
07 5478 5478

**MONTVILLE • REAL ESTATE**

Book your inspection now as this is an opportunity that very rarely presents.

- Generous 8,853sqm block features a private, leafy position
- Spacious lounge with fireplace and dining area, plus separate living/media room
- Premium kitchen with SMEG appliances and stone benchtops
- Private ensuites to two of three bedrooms; plus an immaculate main bathroom
- Ducted air conditioning throughout providing your year-round comfort — Relaxed alfresco living abounds in the private rear yard — Double look-up garage plus single carport with adjoining storeroom

Contact Kristy-Lee at Montville Real Estate on 0422 022 047 to organise your inspection today.

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