



79 Balmoral Road, Montville



TRANQUIL THREE-STOREY TREEHOUSE

Spread over three storeys, this unique property nestled amidst the lush hinterland presents breathtaking coastal views, a feeling of tranquility and infinite potential. Set on a large, elevated block, the timber home affords the opportunity for dual living, with the first and second levels each containing three bedrooms, bathroom, kitchen and living areas. These levels each access a private deck that absorbs the magic scenery, all of which is just minutes from Montville's town centre, half an hour to the beach and one and a half hours to Brisbane.

The ground floor currently hosts a workshop, presenting the opportunity to transform this space into whatever you desire. The first and second floor are identical in their layout, with the open plan kitchen, dining and lounge areas well separated from the bedrooms and bathroom. The living areas open out to the breezy balcony through two sets of sliding glass doors, framing the scenic vistas and allowing natural light to fill the space. The functional kitchens offer ample cabinetry, breakfast bar and stainless-steel appliances, whilst the bathrooms contain shower-over-bath combinations, mirrored vanities and a luxurious spa bath on the second-level balcony.

The bedrooms include built-in robes, ceiling fans and large windows that provide a green, leafy outlook. The floors are connected by timber stairs and walkways, affording a luxurious 'treehouse' vibe, whilst also incorporating a generous grassed courtyard and two-car carport. Each floor offers private access, giving you the option to host separate dwellings and rent one out for additional income. Alternatively, the expansive home may be suitable for a big family with further growing to do, all located in one of the most scenic and serene parts of the world!

- Three-storey timber home with dual-living opportunities & breathtaking coastal views
- Each level offers 3 bedrooms, bathroom, kitchen & living areas inc. private deck
- Minutes to Montville's town centre, half an hour to beach & 1.5 hours to Brisbane

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Price	SOLD for \$1,059,000
Property Type	Residential
Property ID	902
Land Area	795 m2
Floor Area	218 m2

AGENT DETAILS

Kristy-Lee Renouf - 0422 022 047

OFFICE DETAILS

Montville
200 Main Street, Montville Montville QLD
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- Ground floor currently hosts a workshop with the opportunity to transform the space
- First & second floors host open plan kitchen/dining/lounge areas well separated from the bedrooms & bathroom
- Living areas open out to the breezy balcony through 2 sets of sliding glass doors
- Functional kitchens offer ample cabinetry, breakfast bar & stainless-steel appliances
- Bathrooms contain shower-over-bath, mirrored vanity & spa bath on second-level balcony
- Bedrooms offer built-in robes, ceiling fans & large windows with leafy outlook
- Levels connected by timber stairs/walkways + grassed courtyard & 2-car carport
- Each floor offers private access, presenting the option to host separate dwellings
- Projected investment return for the lower level of \$480.00 per week and the upper level of \$520.00 per week.
- The current weekly rental return for the lower level is \$440.00 per week, with a lease in place until 24/06/2022. The current weekly rental return for the upper level is \$470 per week, with a lease in place until 12/08/2022.

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