

**38 Alice Dixon Drive, Flaxton, QLD, 4560**

**House For Sale**

Wednesday, 18 December 2024

BRANT &  
CORREIA

38 Alice Dixon Drive, Flaxton, QLD, 4560

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Susan Brant  
0428573170

## **Elevated Living, Timeless Elegance, Minutes to Montville!**

Set privately in the heart of Flaxton, this exceptional brick residence offers a harmonious blend of timeless design and natural beauty. Surrounded by lush gardens and mature trees, encompassing nearly 6 level acres, this home provides generous and serene living spaces, high ceilings and large picture windows inviting in an abundance of natural light while providing picturesque views of the gardens.

Complete with new flooring, new curtains and fresh paint throughout, this lovely property is ready to welcome its new owners!

### **Key Features:**

- Spacious living areas with 9-foot ceilings and large picture windows throughout
- Grand entrance with a stunning foyer offering a moment of tranquillity, as you step through French doors, with feature etched privacy glass, into the huge living room
- Expansive Kitchen featuring New Guinea Rosewood cabinetry, a timber island bench and a large pantry. The kitchen overlooks the front gardens and flows seamlessly onto the dining area and front patio, welcoming the morning sun-ideal for everyday living and entertaining
- Formal lounge is a versatile space for relaxation and media enjoyment, complete with a fireplace mantle and feature brick mantle that adds warmth and character
- A spacious games/2nd living room with sliding door access to the rear patio, perfect for family gatherings and entertaining
- Tranquil master suite featuring large windows overlooking the front garden welcoming in the morning light plus a spacious ensuite and walk in robe
- 3 guest bedrooms with built-in wardrobes and large windows, complimented by ceiling fans for comfort. One bedroom is accessible from the front foyer making it an ideal office or work from home space
- Internal, all weather access from the lock up garage via the games room
- Secure three-bay shed equipped with 3-phase power
- Bore water for garden use and rainwater tanks with a capacity of 90,000 litres
- Sensor lights and a back to base security system, perfect for those who want a lock up and leave option
- Beautifully maintained gardens with established trees including fruit varieties such as custard apple, avocado, bananas, mulberries and macadamia nut, alongside a small tropical rainforest teeming with wildlife

### **How far to where –**

- 5 min drive to Mapleton with a Supa IGA, bakery, cafe, tavern, shops, doctor, chemist, bowling club, gorgeous Mapleton Falls and bush walks
- 20 min drive to Maleny, 45 mins drive to Noosa
- 20 mins to Nambour a major centre with hospital, Woolworths, Aldi, Coles, RSL, train station, various banks, cafes, restaurants and loads of shopping
- 5 min drive to the heart of Montville with its array of cafes, restaurants, shops, school and art galleries
- 15 mins to Palmwoods with train station, cafes, restaurants, school vast array of services
- 30 mins to the beautiful Sunshine Coast beaches and shopping precincts
- 20 min drive to private or public schools at Nambour or 20 mins to Maleny High School
- Primary schools at Mapleton, Montville, Maleny, Palmwoods and Nambour
- 1 hr 15 mins to Brisbane Airport, 30 mins to Maroochydore airport

This remarkable home invites its new owners to embrace a lifestyle of privacy and elegance, all the while being close to the charm of Flaxton, Montville and Mapleton.

Call Susan 0428 573 170 or Marlene on 0476 652 273 to schedule your private inspection.

\* Inspections for this property are strictly by private appointment only. Please respect the privacy of the owners and do not enter the property grounds without being accompanied by an agent.

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