

**414 Western Avenue, Montville, QLD, 4560**



**House For Sale**

Saturday, 11 January 2025

414 Western Avenue, Montville, QLD, 4560

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Step Into a Storybook at 414 Western Avenue, Where Timeless Charm Meets Montville Elegance

Allister Millican, Joel Bissett and the expert team at Ray White Maleny HSL are excited to showcase 414 Western Avenue, a stunning example of a classic Queenslander home situated in Montville's esteemed hinterland. This captivating property, located at the peaceful end of one of the area's premier streets, marries old-world charm with contemporary ease, offering an idyllic setting for a variety of prospective homeowners, from those seeking a tranquil tree change to investors and downsizers alike.

- **Timeless Charm and Elegance:**

At 414 Western Avenue, experience the allure of historical architecture. The spaces within this home have been lovingly preserved and attentively cared for, radiating a warmth and attention to detail that welcomes you the moment you step inside. Ensuring that the unique character and original features such as intricate woodwork, high ceilings, and wrap-around verandas, are preserved while providing all the comforts of contemporary living. This home isn't just a place to live; it's a piece of art to inhabit.

- **Investment Potential:**

For investors, this property represents a rare opportunity. Its distinctive character and prime location in a high-demand area enhance its rental appeal and promise a good return on investment. The home's timeless appeal ensures it stands out in the rental market, potentially attracting a higher calibre of tenants and commanding a premium rental price.

- **Ideal for Downsizers:**

414 Western Avenue offers the perfect solution for those looking to downsize without compromising on quality or location. The manageable size of the property, combined with low maintenance requirements, means you can enjoy the simpler aspects of living while still indulging in the luxury and space you are accustomed to. It's an ideal setting for those wishing to spend their time enjoying life rather than maintaining a larger home.

- **A Tranquil Yet Connected Location:**

Situated towards the end of Western Avenue, the property provides a serene retreat from the hustle and bustle of daily life. It is an oasis of calm, where residents can relax in the privacy of their lush garden or enjoy the slow pace of life that only a country setting can offer. Despite its tranquillity, the property remains just a short drive from the vibrant heart of Montville, known for its quaint shops, gourmet cafes, and local arts scene. This location offers the perfect balance of seclusion and accessibility, ideal for those who appreciate peace and privacy but still enjoy being part of a lively community.

- **Features include:**

- **Decorative Breezeways and Casement Windows:** Enhance natural ventilation and light
- **Wooden Floorboards Throughout**
- **Recently Renovated Bathroom**
- **Wide Verandas** Perfect for relaxation and entertaining
- **Lovely Rural Views**
- **Established Gardens with a Variety of Trees**
- **Fully Fenced Property**
- **Abundant Water Supply**

In essence, 414 Western Avenue is more than just a house; it's a home that offers a lifestyle of elegance and ease. It's a place where the past and present merge beautifully, creating a living space that's both functional and enchanting. Whether you're looking for a peaceful retirement home, a smart investment, or a charming family house, this property promises to meet your needs and exceed your expectations. Step into this magical property and begin your new chapter in the scenic beauty of Montville's hinterland.

\*Please note, all information herein is sourced from reliable entities, but accuracy cannot be guaranteed. Prospective buyers should conduct their own inquiries.

\*\*Note: 414 Western Avenue, Montville is marketed without a price guide. Consequently, under Queensland legislation (Sections 214 and 216 of the QLD Property Occupations Act 2014) it is an offence to provide a price guide. Information relating to comparable sales are available to assist prospective buyers. For website functionality purposes, the property may be placed into a price bracket.