



77 Flaxton Mill Rd, Flaxton



## MOTIVATED SELLER - OWNER COMMITTED ELSEWHERE

Enchanting Architect Designed two-storey Home plus Free-standing two-storey 9m diameter Octagonal Studio with downstairs Granny Flat on 5,598 square meters (1.38 acres). Buildings and surrounding lawn and gardens on flat ground, orchard on gentle north facing slope.

Both buildings newly re-roofed with tasteful light cream Colourbond for maximum UV reflection.

Well established and productive fruit orchard (oranges, mandarins, lemons, limes, bananas, mangoes, mulberries, paw paw and macadamia nut trees) and permaculture gardens (ginger, parsley, sweet potato, pineapples, strawberries). Large fully fenced chicken run and covered chook shelter, and fenced vegetable gardens with raised beds.

Ideal retreat venue and/or Airbnb rental.

Perfect for multi-generational living with separate living spaces for parents and older children and/or grandparents.

Buildings engineered to withstand cyclonic level winds. Great Feng Shui home for energy-conscious buyers.

The home and region is a bird watchers delight with a host of species, too numerous to mention.

We love everything about this home and welcome your enquiry!

### The Main Home

- 2 Story Architectural Solid Brick Home

🚗 4 🏠 3 🚚 1 📏 5,598 m2

Price	\$1,795,000
Property Type	Residential
Property ID	11501
Land Area	5,598 m2

### AGENT DETAILS

Trevor Jones - 0488 999 156

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD,  
4556 Australia  
07 5445 6500



- Low Maintenance Brick and Colorbond Construction
- Large, Octagonal Family room with Vaulted Cypress Ceilings
- Wood Burning Fire
- Unique 2m Circular Windows
- Separate dining area
- Fans to living zones and bedrooms
- Centrally located Kitchen
- Large Master bedroom with Ensuite and WIR
- Secondary Kitchenette on Lower Level
- 2 additional good-sized bedrooms
- Bathroom with large corner bath
- Dedicated Laundry with outdoor access
- Private, rear Outdoor Alfresco.
- Verandah on the lower level
- Flooring includes solid timber, cork and tiles
- New Energy Efficient Hot water Systems to both Dwellings

### **The Second Dwelling**

- 2 Story Octagonal Brick Building
- Perfect Home Office or Air BNB or Rental
- 3 rooms on the lower Level
- Multi-Use, perfect as bedroom, kitchen dining and Bathroom
- 2 Toilets
- The upper level is a large octagonal open plan design
- Ideal for Music, Yoga and exercise classes
- Loads of Storage on both levels

### **The Site**

- 5533m2 of fertile useable land
- Well-established gardens
- Numerous Citrus and Fruit including 20 Mango Trees
- Plenty of room for Caravans or Boats
- Good sized Shed currently housing laying chickens
- Well-established, quiet, friendly neighbourhood
- Limited through traffic
- Surrounded by quality family homes
- Tank water, HSTP and underground power
- Efficient NBN and Internet Connections

### **The Location**

- Flood Free Flaxton, elevated position on the range
- On the Kondalilla Falls to Baxter Falls 'Great Walk' trail.
- Flaxton trail head 300m down the road and Flaxton Walker's camp 1km away.
- 5 minutes' drive to the Scenic town of Montville
- Loads of popular cafes and dining options
- Supermarket, shops and eateries, close at hand.
- 30 minutes to Mooloolaba and the Coast's best beaches
- 29kms to Sunshine Coast Airport
- Just over an hour to Brisbane Airport & the CBD

Contact Trevor on 0488 999 156 to make your enquiry today.

*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.*