



## 124 Western Avenue Montville QLD

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Boasting nearly 100 metres of Western Avenue frontage, this 2.45 acre elevated parcel of land features a wide, level building pad with a glorious outlook - the ideal spot for the showpiece residence you've always dreamed of. A brand new, timber post and rail fence along the Western Avenue boundary is complemented by a freshly planted Lillypilly hedge and an elegant line of Maple trees, to establish a truly wonderful first impression of 'country luxe'.

Currently onsite is a rustic two-bedroom cabin with fireplace and stunning views towards Baroon Pocket Dam, that with a revamp would make the perfect guest cottage or sweet Airbnb, plus an adjacent shed.

The block is framed by mature trees and greenery providing privacy from the properties to each side, and gently slopes down to the rear, the rich soil and excellent

**Building Size** : 8 sqm  
**Land Size** : 9796 sqm  
**View** : <https://www.propertylane.com.au/sale/qld/sunshine-coast/montville/residential/acreagesemirural/7845583>



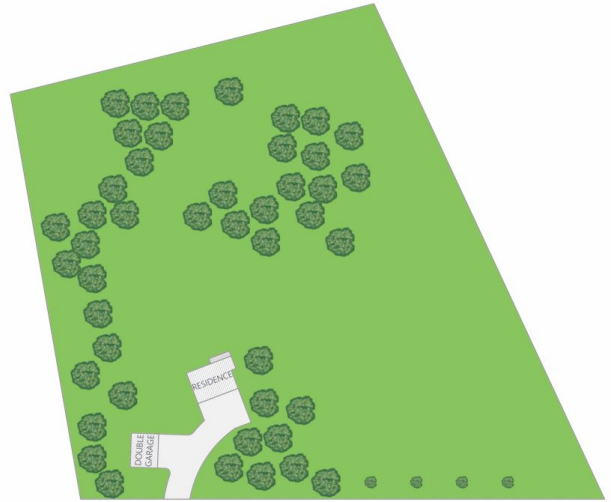
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# 124 Western Avenue, MONTVILLE

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ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Internal: m<sup>2</sup>  
External: m<sup>2</sup>  
Garage: m<sup>2</sup>  
Total: 9832m<sup>2</sup>  
Land Size: 9832m<sup>2</sup>

