







FOR **SALE**

4 **2** **3** **1,214m2**

12 Tulip Street, Maleny

Set within one of Maleny's most admired streets, this beautifully preserved 1920s Queenslander combines timeless character with an elevated position just a short walk from the town centre.

Lovingly maintained by its current custodian since 1987, the home showcases many of the features synonymous with the era, including soaring 12-foot VJ ceilings, polished timber floors, decorative fretwork, French doors and handcrafted stained-glass windows.

The traditional front verandah captures an elevated outlook across Maleny's greenery and surrounding countryside, while the central living and dining rooms provide a warm and welcoming heart to the home.

The French country-style kitchen, charming bathrooms and privately positioned main bedroom with verandah access offer everyday comfort, while the level 1,214m² allotment, established gardens and powered double garage complete the package.

A significant piece of Maleny's history in one of the Hinterland's most tightly held locations.

RE/MAX Hinterland
kate@remax.com.au
0428 987 853



Type:	Residential house
Age:	1920s
Land Area:	1,124m2 across 2 x Titles: 809m2 + 405m2
Title:	2 x Titles: Lot 123 | RP26397 - Lot 2 | RP54208
Builder:	Owner of Maleny's local timber mill and pioneering family
Style:	Queenslander
Finishes:	12-foot VJ ceilings, polished timber floors, fretwork, breezeways, transom windows with stained-glass and leadlight, french doors & wide verandah
Local Authority:	Sunshine Coast | Rates approx $2,487pa

RE/MAX Hinterland
Kate Woolston | kate@remax.com.au | 0428 987 853



House:	4 x bedrooms, 2 x bathrooms & verandah
House:	Lounge, dining, kitchen & laundry with WC
Kitchen:	French country-style with stone benchtops, Bosch appliances & Portuguese tiles
Bathrooms:	Family bathroom with clawfoot bath, restored vintage basin, 2 way entry & ensuite with shower
Glazing:	Leadlight & stained glass windows throughout
Heating & Cooling:	Wood burner in lounge/dining, hot water system & split A/C in 2 x bedrooms
Technology:	NBN & Telstra connectivity
Power:	Solar power with 12 x panels
Water:	Tank and town water
Waste:	Town sewerage & storm water drain
Garaging:	Fully lined and powered double garage (possible studio/workshop) & single carport under house
Gardens:	Sandstone edged garden beds, paved pathways, mature ornamental plantings & bird life
Gardens:	Pergola for outdoor entertaining
Access:	Paved driveway & paved pathways
Position:	Elevated views across Maleny, walkable to town & Showgrounds
Locality:	5 mins to Maleny, 30 mins to beach, 75 mins to Brisbane

RE/MAX Hinterland
Kate Woolston | kate@remax.com.au | 0428 987 853







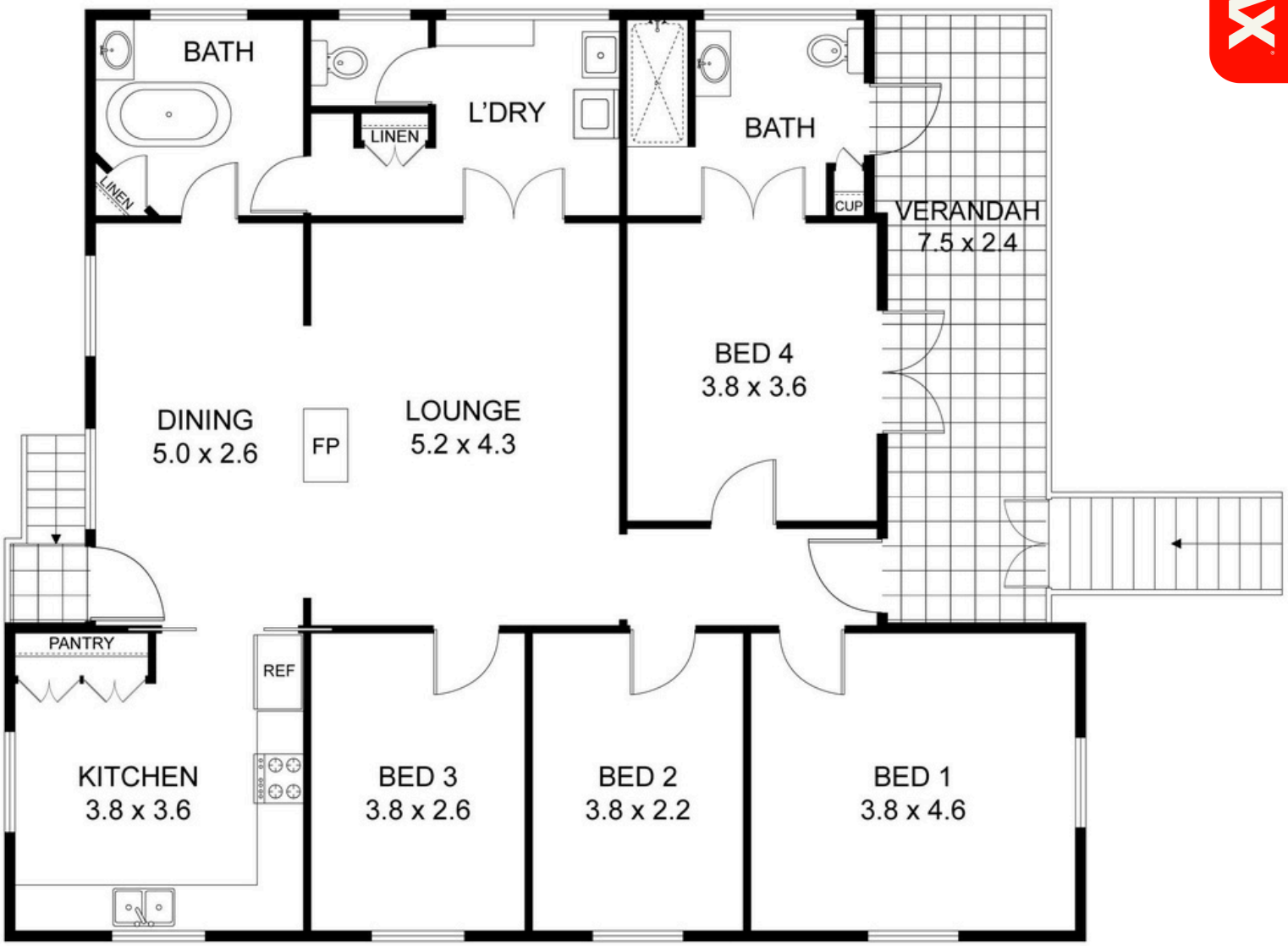


Lovingly maintained by its current custodian since 1987, the home reflects decades of careful stewardship, with every improvement undertaken in keeping with its character and history. Improvements include:

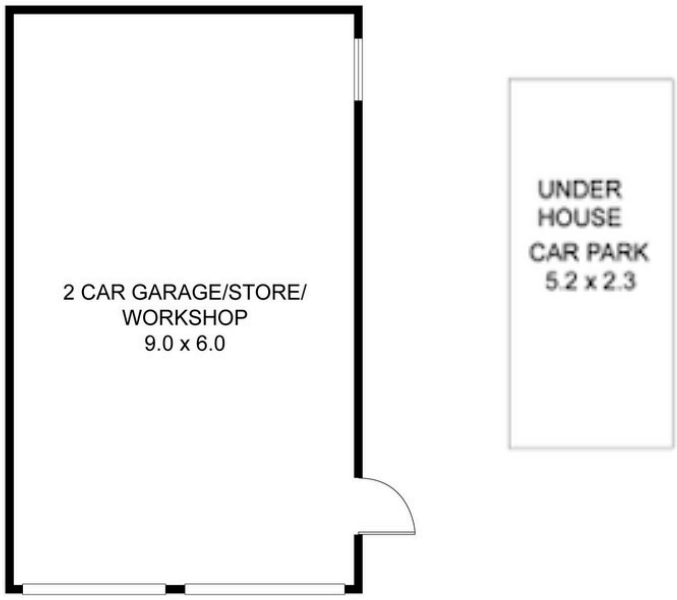
House:	Restumped, new gutters & replaced front door
House:	Rewired lighting & power points
House:	Repainted internally x 3 & externally x 4
Kitchen:	Updated kitchen, tiles, lino & blinds
Bathrooms:	Updated bathroom & ensuite including plumbing, electrics, blinds, fixtures & walk in shower
Laundry:	Updated washtub, storage, cupboards, lino, wall & WC
Flooring:	Updated flooring in bedroom, lounge & hallway
Lighting:	Replaced lights in kitchen, hallway, lunge, dining, bedrooms & laundry
Water:	Tank and tank stand replaced & restumped
Exterior:	Replaced & repainted window shades
Exterior:	Updated fencing & palings plus replaced front and rear steps
Exterior:	Verandah opened up & restored balustrade & doors
Compliance:	Smoke Alarms installed

RE/MAX Hinterland
Kate Woolston | kate@remax.com.au | 0428 987 853

*measurements are approximate



Approx. internal area: 130m² **Approx. external area:** 95.2m²



Kate Woolston | kate@remax.com.au | 0428 987 853