

FOR SALE

4 3 3 24.71ac

Montville









THE OPPORTUNITY

Warriwul - An Architectural Destination

Perched atop an elevated 10-hectare parcel, this remarkable residence is a considered composition of rammed earth, steel and spotted gum, designed to emerge naturally from its idyllic hinterland setting. This is a home that has already earned its accolades - awarded for architectural excellence and featured in Houses Magazine and Home Beautiful.

When the owners first acquired this elevated parcel, they recognised its rare potential — commanding heights, open grasslands, and the gentle meander of Pobblebonk Creek, its clear water tumbling over stones and pebbles, threading quietly through the land.

Their vision was to create a home that would be a destination in its own right, rising gracefully on the high ground and responding to the landscape rather than imposing upon it, resulting in a home where architecture, landscape and intention converge.

The two pavilions and the mindful use of glass frame distinct perspectives - the treetops, Lake Baroon below and the undulating horizon stretching toward North Maleny - creating one of the most spectacular private outlooks over the Lake, while offering absolute privacy.

This is a once-in-a-lifetime opportunity to secure a residence of exceptional architectural pedigree, commanding one of the most spectacular private views of Lake Baroon, in a location of unparalleled privacy and serenity.



Property:	Residential house/Acreage
Constructed:	2015
Land Area:	10ha / 24.71ac
Title:	Freehold Title
Architect:	Sparks Architects
Builder:	JAICON - Jason Connolly Constructions
Style:	Architectural double pavilion home
House size:	352m2: 4 bedroom, 3.5 bath, study/bedroom 5, double garage + pool
Construction:	300mm rammed earth walls, spotted gum floors, cabinetry, beams & decking
Local Authority:	Sunshine Coast | $3,122 approx. per annum
Zoning:	Rural Residential

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THE RESIDENCE

Pavilion 1 – Elevated Living:

The primary pavilion is dedicated to living and entertaining, where large expanses of UV-treated glass open fully to the outdoors, dissolving the boundary between interior and landscape. The kitchen is anchored by custom spotted gum joinery and designed for effortless function and refinement.

The main bedroom rises above the treetops on a steel frame, with louvred windows providing light and ventilation. Below, the lower level houses a temperature-controlled wine cellar, a private media room with integrated sound, a laundry with drying cupboard and chute, and a dumb waiter connecting both levels - combining practical luxury with refined design.

Pavilion 1 Ground Level:	Living/dining, kitchen, primary bedroom + ensuite
Pavilion 1 Living/Dining:	Sliding stacker doors to create a window wall, automated blinds + suspended timber fireplace
Pavilion 1 Kitchen:	Miele induction cooktop, convection & steam oven + 2 x warming drawers
Pavilion 1 Kitchen:	Integrated appliances, porcelain tops, Billi hot & chilled water tap + built-in coffee machine
Pavilion 1 Main Bedroom:	Suspended platform bed, A/C plus ceiling fan, louvred windows + WIR
Pavilion 1 Ensuite	Double vanity, rain shower head + underfloor heating

Pavilion 1 Lower Ground:	Wine cellar, media room, laundry, dumb waiter + mudroom with toilet, shower & honed concrete floors
Pavilion 1 Wine Cellar:	Temperature and humidity controlled cellar with 700 bottle capacity
Pavilion 1 Media Room:	Automated blinds & screen, A/C + fridge
Pavilion 1 Laundry:	Laundry with drying cupboard & chute

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Pavilion 2 - Private and Serene:

The second pavilion comprises three bedrooms, a study and a bathroom with heated floors. Each bedroom is positioned to enjoy a private outlook over the canopy and surrounding landscape. Adjustable louvres and strategically placed glass allow breezes to flow through the breezeway, where subtle sensor lighting guides movement after dark. The study features built-in shelving and a push-out window to capture ventilation while maintaining a tranquil connection to the environment.

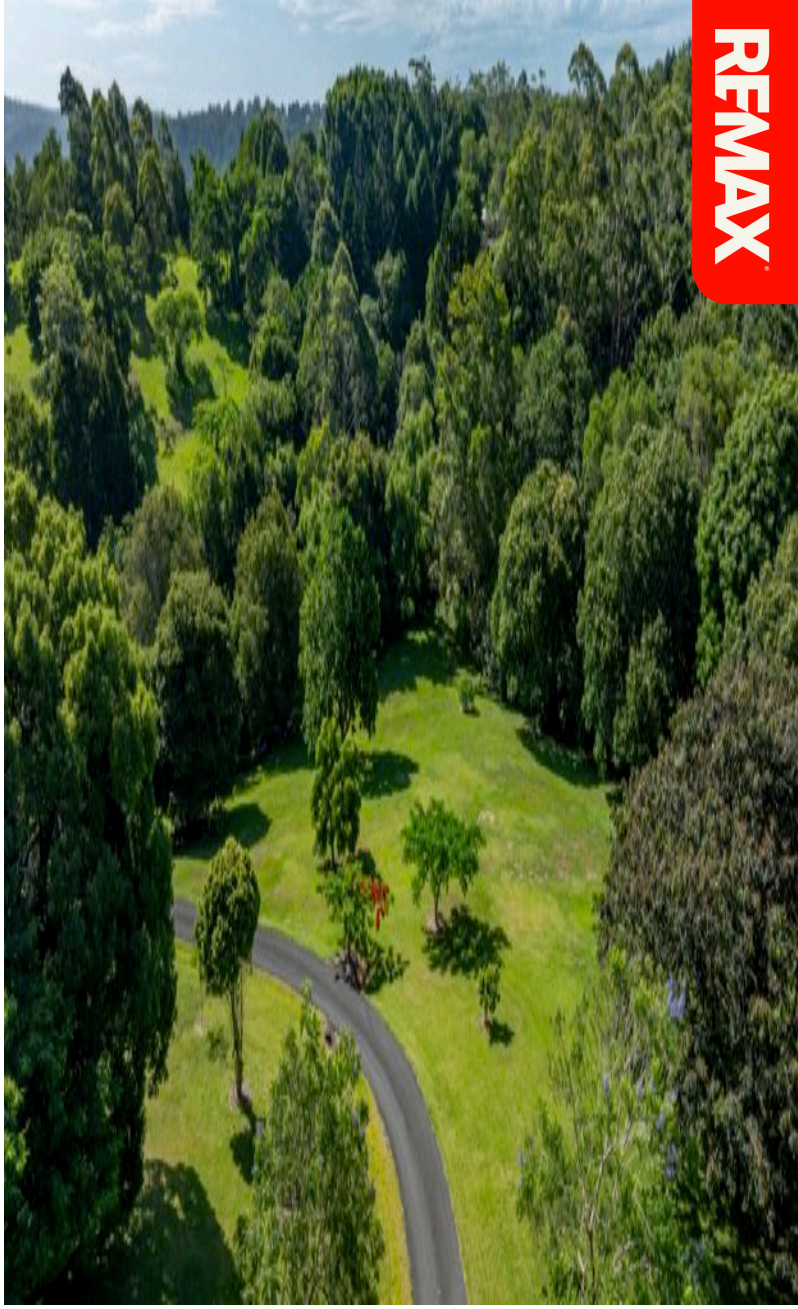
Pavilion 2 Ground Level:	Bedroom 2, 3, 4/gym, study + bathroom + WC
Pavilion 2 Bedrooms:	BIR, A/C, ceiling fan, own unique outlook + louvres
Pavilion 2 Bathroom:	Shower, bath, underfloor heating + separate WC
Pavilion 2 Study:	Study with built-in shelves, A/C + louvres

Pavilion 2 Lower Ground:	Undercroft

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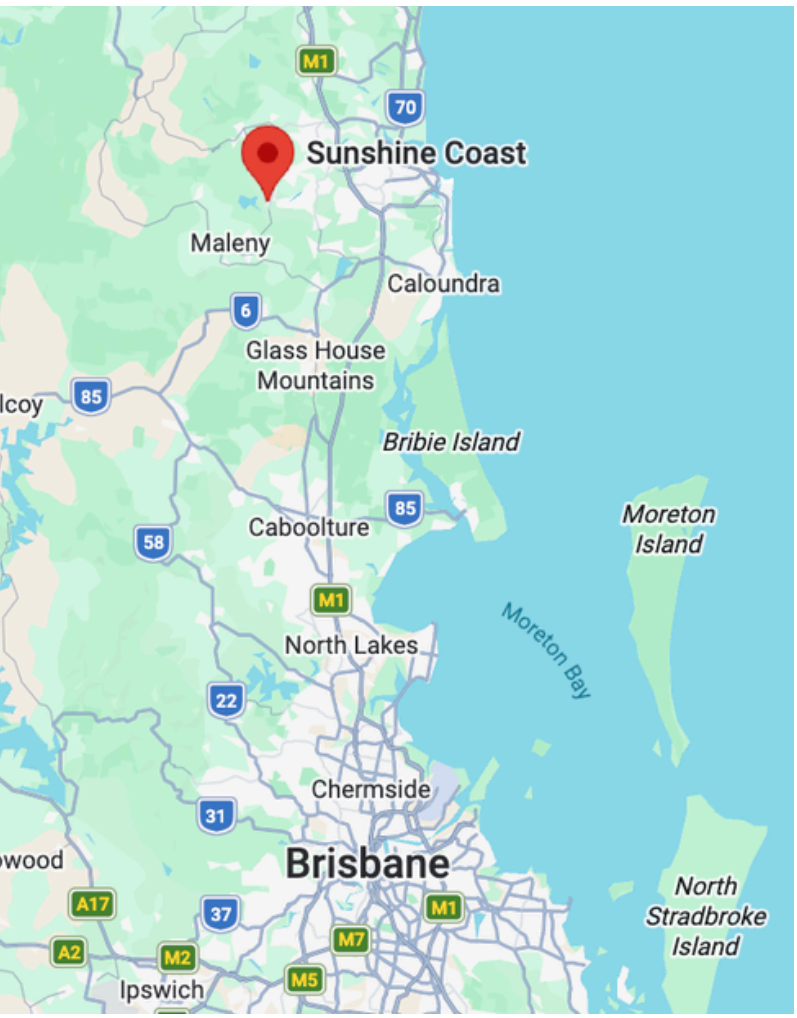
THE HOLDING

Land:	10ha / 24.71ac of gently undulating country and rainforest rehabilitation along Pobblebonk Creek
Access:	800m sealed driveway with two separate entrances
Services:	Solar hot water with electric back up
Solar:	5kW system with panels on the shed + 3 phase power
Water:	3 x 22,500L tanks - 2 under the house & one off shed with ultraviolet filtration to entire house
Water:	45 metres deep potable bore. Multiple tap points
Waste:	Eco-Safe Treatment System
Outdoors:	2 x dams, rainforest, creek & undulating land
Outdoors:	Orchard including mango, avocado, orange, lemon, lime, mulberry & passionfruit
Outdoors:	Fire pit with seating & lake views + shed for storage/parking
Conservation:	Land for Wildlife approved (voluntary agreement)
Pool:	Waterfall edge, chlorinated pool, bore fed. Outdoor hot & cold shower. Hot tub
Garaging:	Double carport under the house, with additional space in the shed

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THE REGION



Montville is a picturesque, elevated hinterland village nestled along the Blackall Range, offering a peaceful and scenic escape above the Sunshine Coast. Known for its cooler climate, fresh mountain air, breezy afternoons and occasional misty mornings, it provides a tranquil subtropical lifestyle surrounded by lush rainforest and natural beauty.

The village is renowned for its charming, boutique character, featuring artisan shops, galleries, cafés and a relaxed, welcoming community atmosphere. Its ridge-top position captures stunning panoramic views stretching across the hinterland to the coastline.

Ideally positioned, Montville is approximately 25–30 minutes from Sunshine Coast beaches such as Mooloolaba and Caloundra and around 1 hour 15 minutes to Brisbane, offering a perfect balance of peaceful seclusion and convenient accessibility.

Location:	Montville, Sunshine Coast Hinterland, QLD
Distance:	5 mins to Montville | 15 mins to Maleny | 30 mins Caloundra | 75 mins to Brisbane
Climate:	Sub-tropical - mild winters, warm summers + elevated cooling breezes

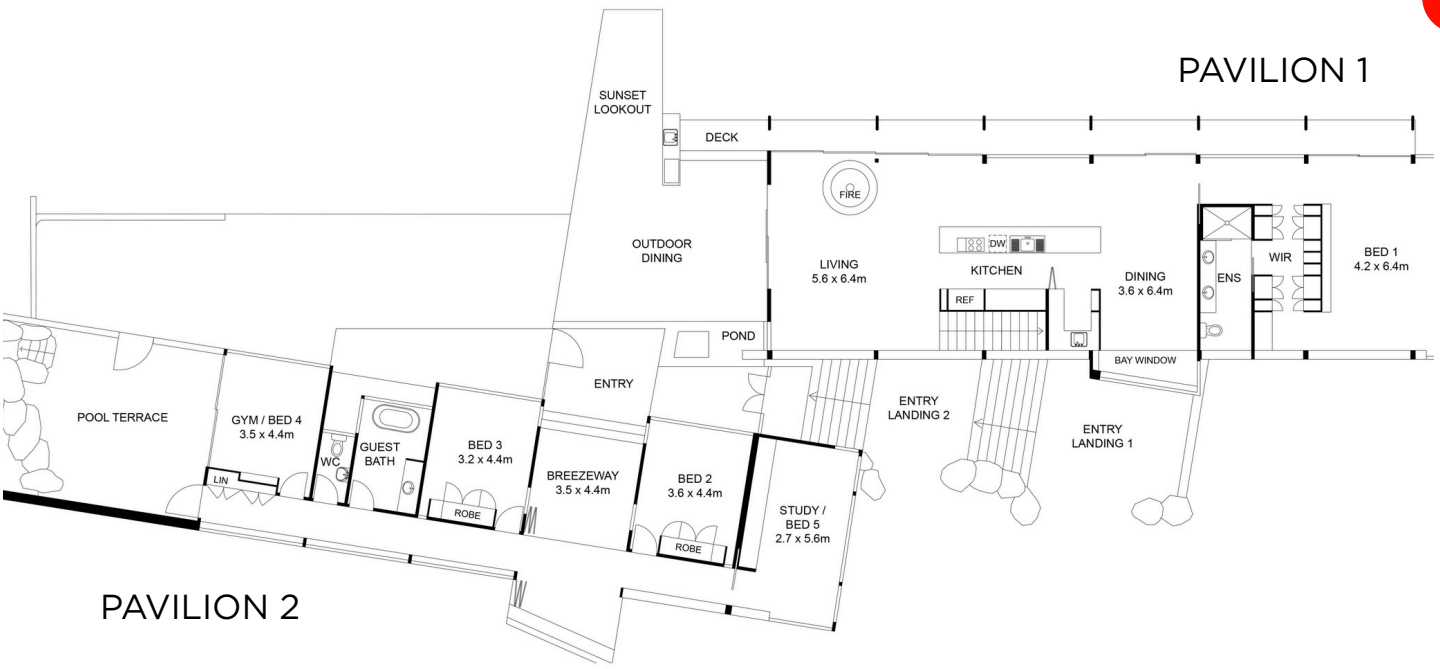


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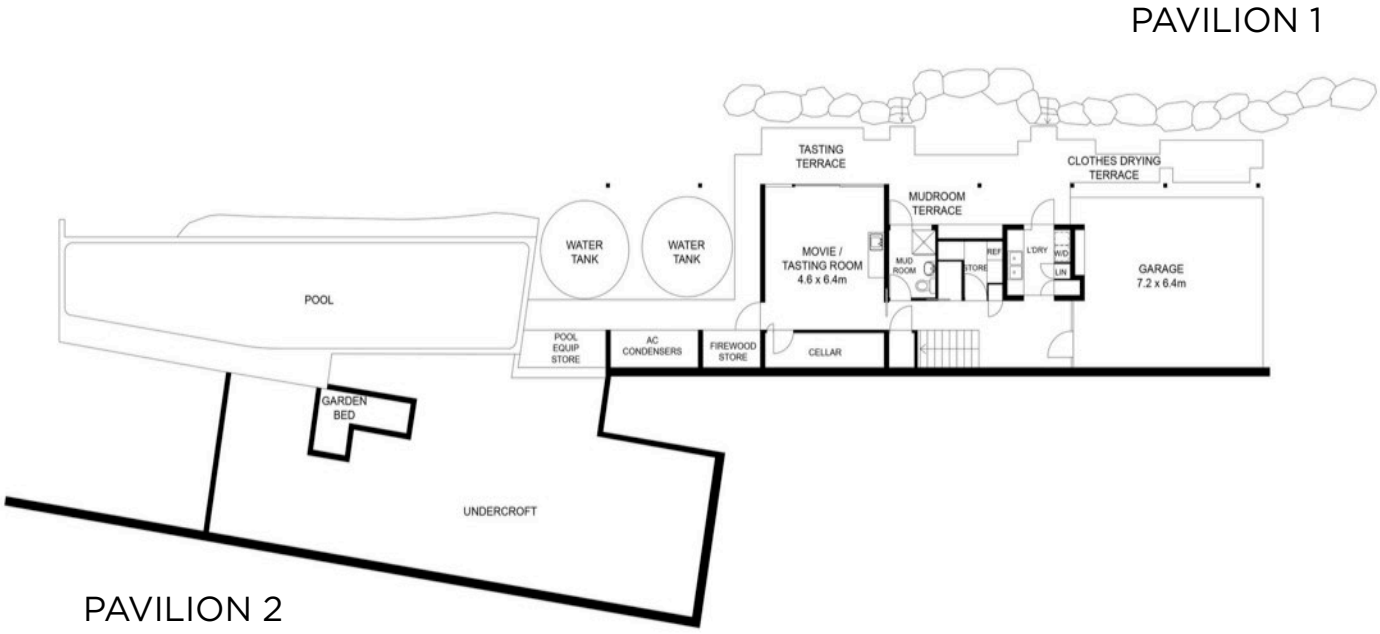
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*measurements are approximate



GROUND FLOOR LEVEL



LOWER GROUND FLOOR LEVEL

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SITE PLAN

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