







FOR **SALE**

4 **3** **4** **3,038m2**

4/12 Witham Road, Maleny

Tucked away at the end of a private laneway with no passing traffic, this architecturally designed home and separate self-contained unit offer a rare balance of lifestyle, sustainability, and convenience – just two kilometres from Maleny's vibrant main street.

Built in 2017, the main residence features three bedrooms, two bathrooms & a powder room, and a dedicated study. Plus a one bedroom, one bathroom self-contained unit.

Wide doors and wheelchair-friendly bathrooms ensure accessibility, while thoughtful inclusions such as a Belling stove, butler's pantry, tinted & energy-efficient smart glazing, Crimsafe doors, and Starlink internet add to the home's everyday comfort and practicality.

The open living and outdoor entertaining areas have been designed to draw people together – this is a home built to be enjoyed.

A rare lifestyle property combining modern design, genuine sustainability, and a tranquil natural setting.

RE/MAX Hinterland
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Type:	Residential house
Age:	2017
Land Area:	3,038m2
Title:	Lot 4 | SP220423 | 50759018
Builder:	Bundesen Builders
Style:	Modern single storey with dual living
House size:	309m2
Body Corporate:	Misty Lane | Self-managed | $700pa
Local Authority:	Sunshine Coast | Rates $2,650pa

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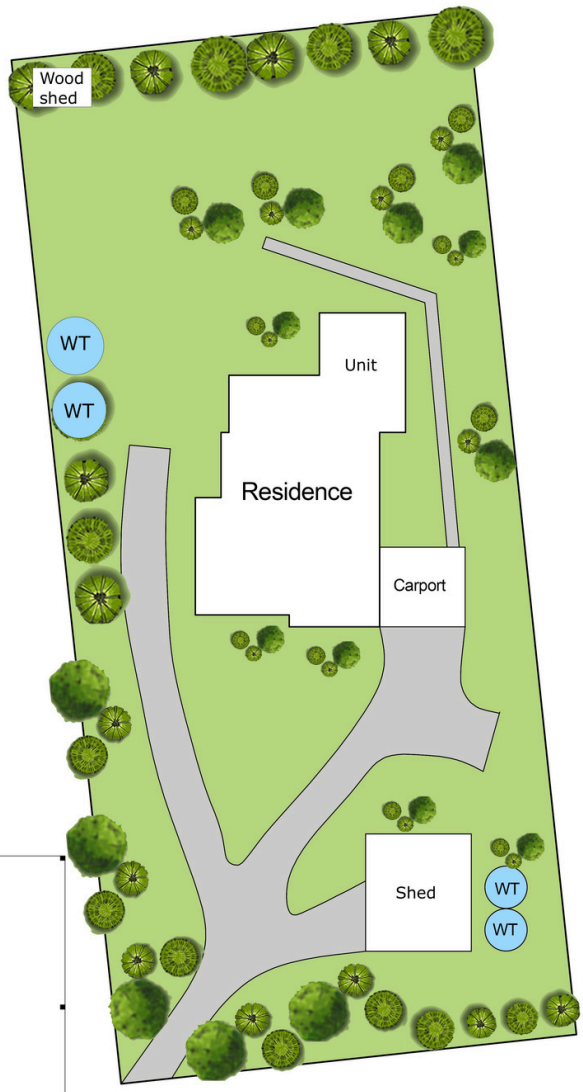
Main House:	3 x bedrooms, 2 x bathrooms & powder room
Main House:	Open plan living, dining & kitchen
Main House:	Study/Office
Separate Unit:	1 x bedroom, 1 x bathroom with separate access
Accessibility:	Wide doors and wheelchair-friendly bathrooms
Kitchen:	Belling gas stove and gas & electric oven., Fisher & Paykel dish drawer and water filters
Kitchen:	Butlers pantry, Kitchen servery and soft-close drawers & cupboards
Security & Glazing:	Tinted windows, energy-efficient smart glass used throughout & Crimsafe on sliding entry door
Heating & Cooling:	Ceiling fans throughout and split A/C in Main House & Unit
Technology:	Starlink NBN & ethernet cabling throughout
Power:	Redback 7kW system with 4 x batteries & 5kW system for battery top-up & grid feed
Water:	2 x poly & 2 x galvanished rainwater tanks. House tanks supply home & shed supply external taps
Waste:	Enviro Cycle septic system
Shed:	9m x 6m, sealed concrete floor, 10kW A/C & water filter
Garaging:	Double carport
Gardens:	Raised vegetable patches & fruit trees: finger lime, lemonade, jaboticaba, lychees, guava & pecan
Grounds:	Access to 4 acres of forest along Walkers Creek and a tranquil reserve
Locality:	5 mins to Maleny, 30 mins to beach, 75 mins to Brisbane

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*measurements are approximate



FLOOR PLAN



SITE PLAN

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