

FOR SALE

4 2 2 5,690 sqm

25 Gardners Lane, North Maleny









THE OPPORTUNITY

An Elevated North Maleny Garden Sanctuary

With a commanding view over 5,690m² of parkland-like grounds, this exceptional North Maleny residence places you between garden and sky. Designed for its setting, the home captures sweeping north-eastern valley views, natural light and cooling afternoon breezes.

The expansive open-plan living, dining and kitchen area sits beneath ceilings rising to four metres, enriched by select-grade spotted-gum floors and substantial Gympie sandstone feature walls.

Full-width timber sliding doors open to a spacious deck facing north and east, protected by remote-controlled blinds for year-round enjoyment.

The generous master bedroom occupies a private wing with ensuite, walk-in robe and sitting room, while an oversized lower-level fourth bedroom or utility room suits guests, a studio or dual living.

Numerous distinct garden areas unfold across sandstone-walled terraces, courtyards, lawns and walkways, while ponds, rock-lined waterways and a multi-level water feature draw the eye towards the valley below.

Architecture and landscape rarely feel this connected, every element responding to light, outlook, privacy and the changing Hinterland seasons.



Property:	Residential house / acreage
Constructed:	House: 2011 Shed: 2014 Renovations: 2023
Land Area:	5,690 sqm
Title:	Lot 11 on SP209384
Builder:	Nathan Quail (Award winning Quail Constructions)
Style:	Contemporary home
Construction:	Sandstone, weatherboard and fibre cement sheet cladding; Colorbond skillion roof
Local Authority:	Sunshine Coast
Rates:	Approx $2,885 per annum
Zoning:	Rural Residential

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THE RESIDENCE

Open Living Framed by Valley Views

Designed specifically for its site, the residence sits at ground level at the southern entry and lifts onto steel posts to the north and east, where the colourful outlook opens towards the scenic valley. Large windows on three sides draw in natural light, frame the nearby gardens and courtyards, and capture the afternoon breezes.

Beyond the entry, the plan opens into a single generous living, dining and kitchen space beneath ceilings of three metres that rise to four at the entrance. Full-width timber sliding doors dissolve the boundary to a 42m² L-shaped deck facing north and east, fully screened and protected by remote-controlled vertical blinds.

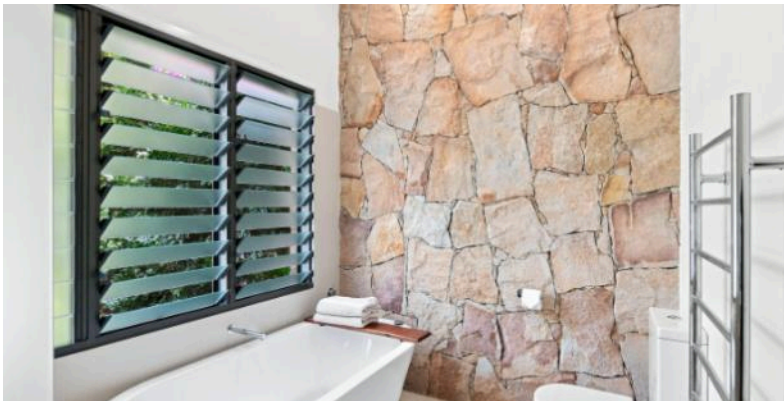
Select Grade spotted gum floors and feature walls of large-block Gympie sandstone give the interior warmth and texture, while a convection wood heater anchors the room through the cooler hinterland months. A separate outdoor entertaining area links the rear courtyard to the main deck.

Kitchen:	Stone benchtops, glass splashback, Bosch electric + steam ovens, 5-burner cooktop, dishwasher
Living/Dining:	Open-plan living, dining and kitchen with Gympie sandstone feature walls
Ceilings:	3m throughout, rising to 4m at the entrance
Floors:	Select Grade spotted gum polished timber through living areas
Indoor/Outdoor:	Full-width timber sliding doors opening living areas to the deck
Deck:	L-shaped 42m² deck facing north and east with valley outlook
Weather Protection:	Fully screened with remote-controlled vertical sliding blinds to deck
Climate:	Integrated air conditioning to kitchen and living plus natural cross-ventilation
Heating:	Aranbe convection wood heater with stainless steel flue
Outdoor Entertaining:	Separate area linking the rear courtyard and main deck

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A Private Wing and Room to Adapt

Split-level stairs from the entry lead to a two-storey wing that holds the private accommodation well apart from the living areas. On the upper floor, the main bedroom forms a genuine retreat with walk-in robe and ensuite, together with an enclosed sitting room positioned to take in the expansive view across the valley.

The lower floor carries the laundry and an oversized fourth bedroom of seven by four metres, finished in polished concrete and opening to its own verandah. The proportions allow it to serve as a second living area, studio or workspace, or to be divided into two rooms for guests and extended family.

Two further bedrooms with built-in robes and ceiling fans sit within easy reach of the family bathroom, and every external window and louvre has blinds and the home is fully screened.

Main Bedroom:	Master bedroom including the sitting room 8.5m x 4m, with AC and ceiling fan
Sitting Room:	Enclosed retreat adjoining main bedroom with extensive views
Bedrooms 2 & 3:	Spacious bedrooms with built-in robes and ceiling fans
Bedroom 4 / Studio:	Flexible 7m x 4m room, polished concrete floors leading out to a separate outdoor area
Bathrooms:	Two bathrooms, each with bath, shower and WC
Blinds & Screens:	All external windows and louvres; electric to lounge, kitchen, main bedroom, and deck

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A Garden Created to be Experienced

From late 2020 the grounds have been progressively reshaped, with a series of discrete gardens created across the property alongside new plantings through the open areas.

The gardens hold annual and perennial flowers with ornamental and native shrubs, among them camellias, gardenias, tibouchinas, azaleas and golden durantas, chosen for colour and texture in every season. More than fifty deciduous trees planted in 2021 and 2022 now stand two to five metres tall, the elevated position and cooler autumn and winter temperatures bringing a display of colouring leaves. Sandstone retaining walls create a series of terraces and level garden spaces, while pathways, steps and grassed accessways create a flow between all areas connecting spaces, features and views

The gardens borrows the landscape in all directions, taking in the open valley, the water dams and screening trees of bunya pine, hoop pine, Eumundi quandong and lemon scented myrtle. Birds and native animals move freely through the plantings, and the whole composition can be enjoyed from within the house and from every part of the grounds.

- Dedicated vegetable and herb garden, and elevated grass platform, immediately adjacent to the house
- Front courtyard with central feature garden, and view over terraced gardens behind
- Substantial cut flower garden approx. 20m x 7m with beds for individual plantings
- Large lower pond, with Japanese-inspired gardens
- Lower terrace gardens with flowering shrubs and a wide range of productive fruit trees
- Over 50 feature tree plantings across the gardens, including large ornamental shrubs and deciduous trees

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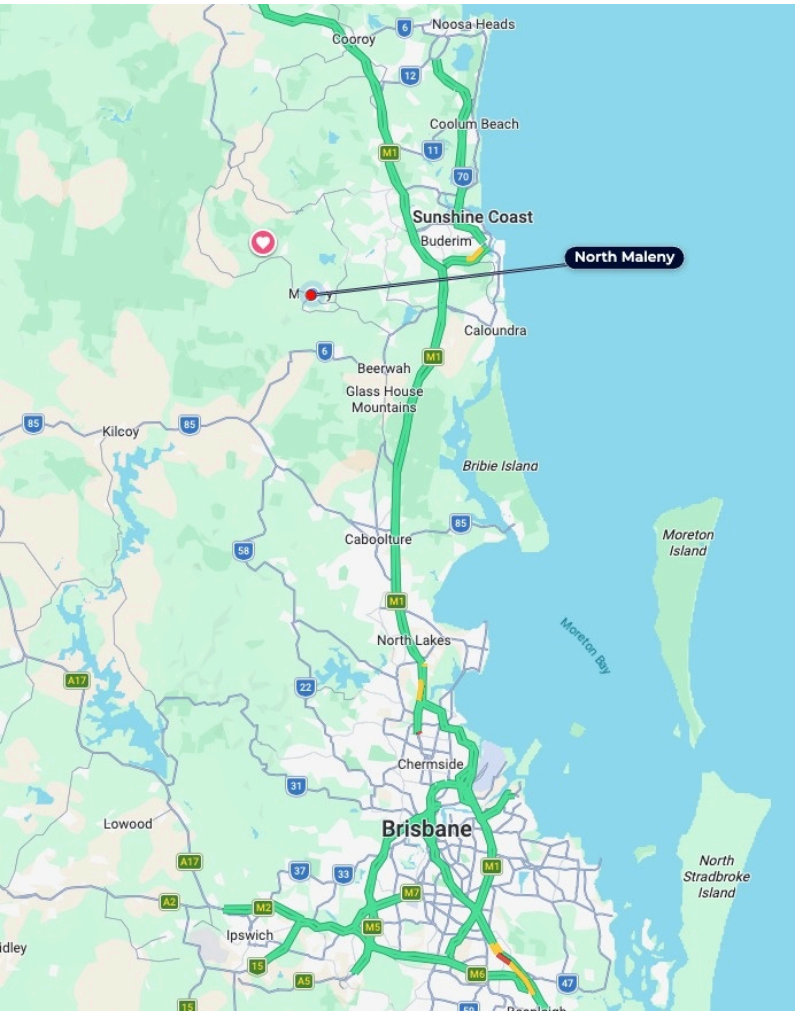


THE HOLDING

Aspect:	North and east with expansive valley views unable to be built out
Access:	Sealed private entry to ground-level southern entrance
Solar:	3kW/13-panel system, Power-One Aurora inverter + 6kVA silenced diesel generator to switchboard
Water:	More than 90,000L: approx. 60,000L under-deck, 23,000L inground concrete, 8,000L external
Waste:	Envirotech treatment system, inground sand filter, irrigation to garden
Hot Water & Gas:	Thermann (Dux) 250 litre electric; bottled gas station serving cooktop only
Garaging:	Approx. 6.2m x 6.5m double garage, remote door, epoxy floor. Separate drying room
Workshop/Shed:	Approx. 6m x 7m x 2.4m steel-framed, column-free, garage + personnel doors
Security:	Security system with internal and remote mobile phone control
Courtyards:	Front and rear stone-tiled courtyards

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THE REGION



North Maleny is one of the Sunshine Coast Hinterland's most tightly held residential and rural lifestyle areas, combining privacy, space and an elevated hinterland setting with exceptional proximity to Maleny township.

The area is characterised by rolling green countryside, established acreage properties and a cooler subtropical climate, while Maleny provides an extensive range of cafés, restaurants, independent retailers, galleries, health services and everyday amenities.

The broader Hinterland is renowned for its natural beauty, with rainforest reserves, walking trails, waterfalls and the spectacular Glass House Mountains landscape all within easy reach.

From 25 Gardners Lane, buyers can enjoy the tranquillity and space of a substantial North Maleny holding while remaining only minutes from the heart of Maleny and within convenient reach of the Sunshine Coast.

Location::	North Maleny, Sunshine Coast Hinterland, QLD
Distance::	15 mins to Montville | 30 mins Caloundra | 45 mins Sunshine Coast Airport | 75 mins to Brisbane
Climate::	Subtropical hinterland climate - mild winters and warm summers

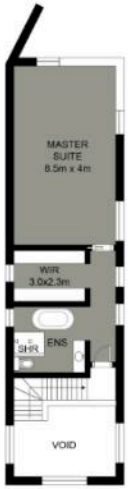


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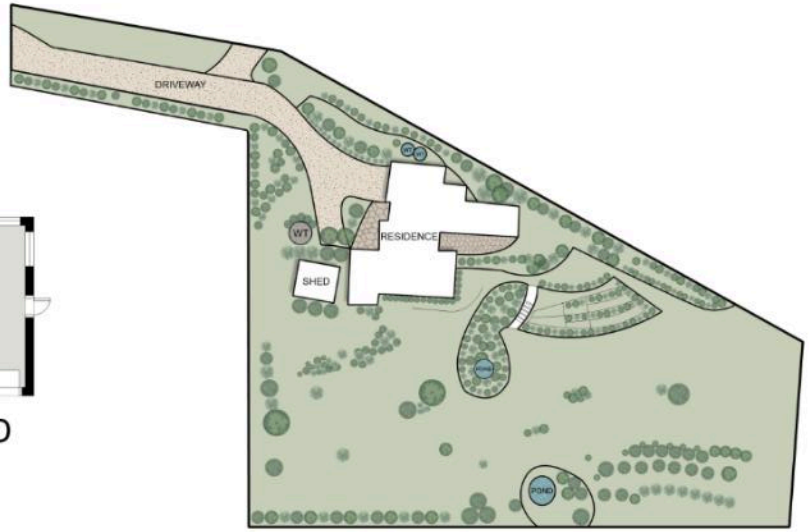
GROUND FLOOR



FIRST FLOOR



SHED



SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

INTENAL AREA	236m²
EXTERNAL AREA	118m²
GARAGE AREA	40m²
SHED AREA	42m²
TOTAL AREA	440m²
LAND AREA	5690m²

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*measurements are approximate

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