



**116 Main St, Montville**



## PRIME LOCATION - EXISTING HOME & APPROVAL FOR AN ADDITIONAL 3 HOMES..

Located in the heart of one of the Sunshine Coasts premium tourist attractions this is a prime piece of real estate.

Currently the property boasts a renovated 4 bedroom home and an approval to build an additional three houses.

Montville is one of the most popular hinterland tourist destinations in South East Queensland . Featuring boutiques, restaurants, specialist retail, galleries and picturesque surrounds. It is easy to see why Montville is a thriving tourist destination.

The existing Hamptons style home has been tastefully renovated. Currently tenanted, the home comprises four bedrooms, two bathroom and open plan living and dining which leads to a generous deck. The current approval allows for a commercial use such as an office or shop to operate from this home and capitalise on the prime main street location.

The three approved additional homes each feature three bedroom. Two of the homes would face the ocean and offer " no step ' access to the main street with each bedroom boasting its own ensuite. The third additional home is set to be located at the rear allotment and features a beautiful outlook into the picturesque, treed surrounds. Architectural plans are available upon request.

Features at a glance

\*Existing renovated four bedroom home with great tenants in place.

 4  2

### Price

Offers over \$1.25 Million

### Property Type

residential

**Property ID** 274

**Office Area** 0

### Agent Details

Margaret Deighton - 0411 399 514

### Office Details

The Property League  
07 5476 3579

**THE PROPERTY LEAGUE**

- \* Council approval for the addition of three new homes.
- \* 1241m2 block east facing block .
- \* Located in the heart of Montville, just steps away from cafes, Montville pub, boutiques , galleries, parks and Montville State School.
- \* 20 minutes to Sunshine Coast beaches and 1 hour to Brisbane.

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