



**10/349 Balmoral Road MONTVILLE QLD**

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**Balmoral Bliss Clearview Class!**

Sitting in an idyllic location near the beautiful Hinterland town of Montville, and within close proximity to the stunning Sunshine Coast beaches, is this first class, contemporary and stylish residence. Privacy and security are assured within the exclusive gated community, only 11 residences make up the gorgeous 100 acre Clearview Estate.

Custom designed to enjoy glorious coastal views from every room. Featuring dual living with a fully self-contained unit in the guest wing. Both dwellings are connected via a corridor, there is also an external ramp access to the self-contained unit. Perfect for the extended family or visiting guests.

Features of this beautiful home include

**Building Size** : 43 sqm  
**Land Size** : 2437 sqm  
**View** : <https://www.brantandbernhardt.com.au/sale/qld/sunshine-coast/montville/residential/house/6983293>



**Susan Brant**  
**0428 573 170**



(Floor Plan For Illustrative Purposes Only)

Scale In metres. We give no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. We recommend that you instruct your own surveyor to carry out an independent investigation of the property prior to relying on the accuracy and completeness of this plan. Floor Plan presented by The Floor Plan Specialist. [www.thefloorplanspecialist.com.au](http://www.thefloorplanspecialist.com.au)

**APPROXIMATE AREAS**

INTERNAL : 235 m<sup>2</sup>

EXTERNAL : 97 m<sup>2</sup>

GARAGE : 43 m<sup>2</sup>

SHED : 24 m<sup>2</sup>

TOTAL AREA : 399 m<sup>2</sup>



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