

Property Information

From the owners of
26 Kirrama Way, North Maleny



Configuration	4 Bed + 2 Bath + 3 Car + Pool
Land & Property Size	Land: 5,100sqm Property: 496sqm
Rates	The rates are approximately \$2,404.22 per annum.
Rental Appraisal	The Rental Appraisal for this property is approximately \$1,750.00 to \$2,250.00 per week.
What are the Body Corporate fees?	The Body Corporate fees are approximately \$3,621.45 per annum.
What first attracted you to this home?	We built the home; however, what truly attracted us to the location was the security of being within a gated estate. We also love the rolling pastures and nearby parkland, along with the close proximity to the golf club and local shops.
What is the construction of the property and roof?	Property: Brick Veneer Roof: Colourbond with Insulation
When was the home built and who was the builder?	Constructed in 2023 by Total Creative Constructions Pty Ltd.
Why are you selling?	We've now retired and are moving interstate to downsize and be closer to family.
Inclusions to stay	Dishwasher, blinds and curtains, along with the cubby house, swing set, firewood, outdoor kitchen with pizza oven and BBQ, TV and Bluetooth outdoor speakers.

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Any cooling or heating?	Reverse-cycle ducted air-conditioning complemented by a combustion wood fireplace and ceiling fans throughout the home.
School catchments	Maleny State School – Prep to Year 6 Maleny State High School – Year 7 to Year 12
Closest public transport	Bus Stop: Maple Street (at Cooke Park)
Any or benefits?	<ul style="list-style-type: none"> • 10KW solar system with integrated battery storage • Desirable northern orientation delivering natural summer shade and winter warmth • 15-metre lap pool complemented by an elegant pool house • 50sqm of private, resort-style outdoor living complete with a full outdoor kitchen featuring built-in BBQ, pizza oven, TV and Bluetooth audio – designed for exceptional entertaining • Dedicated firepit retreat, perfect for evening relaxation • Low-maintenance composite decking • Impressive grand entry framed by a welcoming verandah • Oversized double garage plus an additional garage, ideal for a workshop, mower shed or additional storage • Expansive driveway providing abundant parking • Beautifully manicured lawns and established landscaped gardens • Generous under-house storage to the front of the residence • Established fruit trees enhancing the garden setting • Open-plan living enhanced by soaring 3-metre ceilings to the grand entry and main living zones, with 2.7-metre ceilings throughout the remainder of the home • Spotted gum engineered timber flooring • Striking British-style inglenook fireplace creating a warm architectural focal point in the lounge • Master suite privately positioned with views across the pool and surrounding green pastures • Decorative wall paneling throughout, complemented by architectural window joinery detailing • Underground 48,000L concrete water tank • State-of-the-art water filtration system with dual filtration and UV protection • Taylex household sewerage treatment system

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