



FOR SALE

OWNER IS READY TO MOVE

Located on the relaxing and peaceful Tamborine Mountain. This home is only 5 years old of steel construction set high in an easterly direction with views of the trees and mountains catching the cool summer breezes. The property is situated on a large block of 3,931m2 with lovely gum trees at the rear of the property and koalas in the trees and Kangaroo grazing, with abundance of wildlife.

This home has been designed with 4 large bedrooms all taking queen or king size beds with fans built-ins and 2 with air conditioning, flowing onto a large open area that could be used as rumpus room or teenage recreation room, the master has its own private balcony to enjoy that morning coffee, large built-in wardrobe.

- 4 bedrooms all with fans and 2 with air conditioning
 - Master Bedroom accommodating a king size bed with plenty of space, fan and air conditioning built-in wardrobe and private balcony
 - Bathroom upstairs with bath, shower and toilet
 - Modern kitchen with large pantry, stainless steel appliances and a breakfast bar
 - Fully tiled downstairs open plan living lounge and air conditioning and security screens
 - Powder room downstairs with laundry
 - Build a second home at the rear of the property taking in the coastal views
 - Large under cover area for 2 cars and covered entertaining
 - 2x 22,700L water tanks
 - Fully fenced yard with electric gate and 1/3 of the yard is fully fenced for dogs
- Conveniently located 15 minutes to Nerang, 5 minutes from golf courses and close to public transport, Tamborine Mountain shopping gallery walk and walking tracks waterfalls and the unique lifestyle that Tamborine brings, close to schools and much more. Owner has packet ready to move. Sell this weekend, no reasonable offer refused!

Call Angela Hocking 0418554066

4 BED | 1 BATH | 2 CAR

PRICE:

\$499,000 Offers Over

OPEN FOR INSPECTION:

N/A



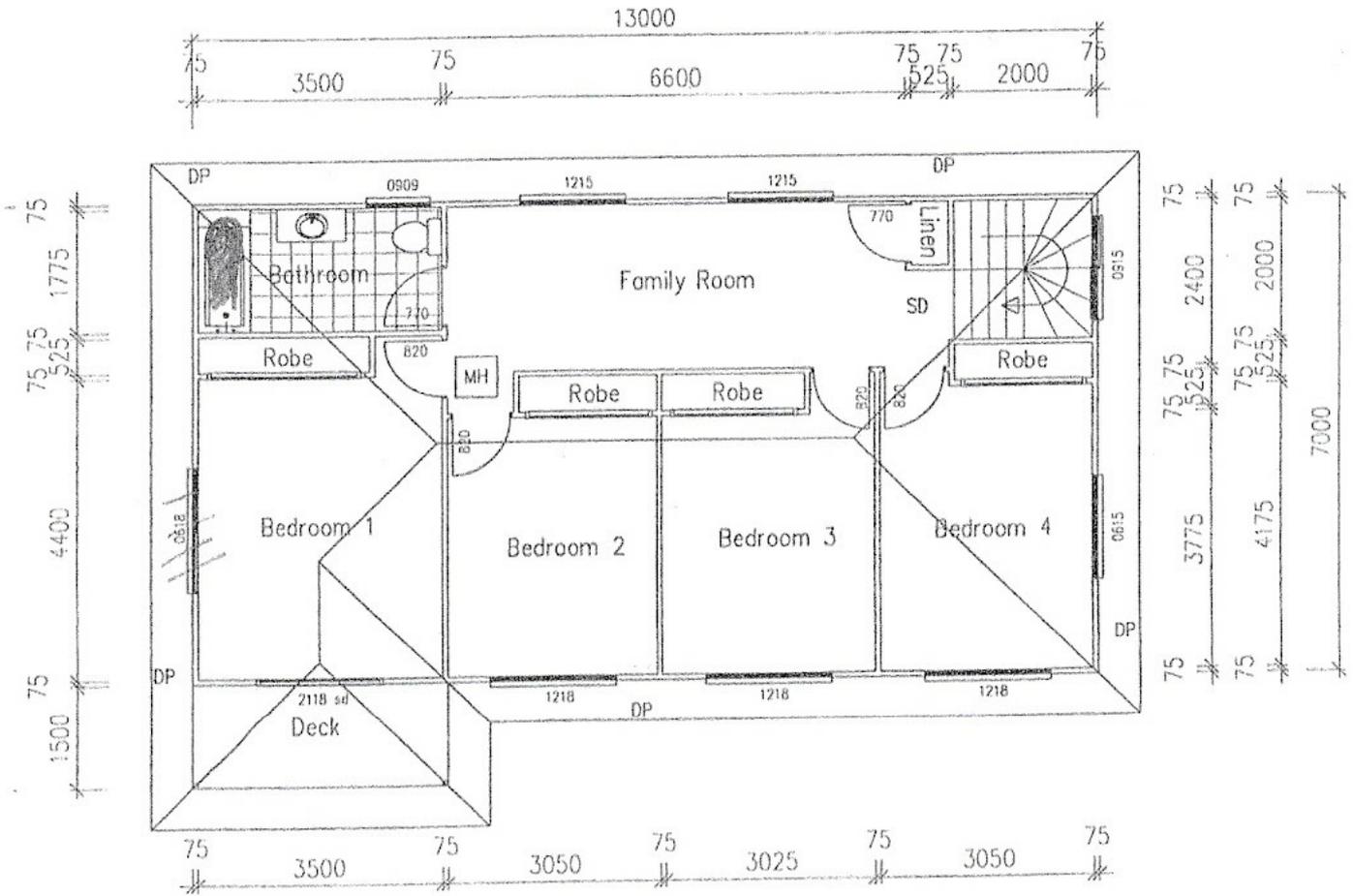
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- NOTES :- MB = METER BOX
 DP = DOWN PIPE
 WT = WATER TAP
 SD = SMOKE DETECTOR
 HW = HOT WATER
 WO = WALL OVEN
 F = FRIDGE OR FREEZER
 MH = MAN HOLE



EFFICIENT

FIRST FLOOR

TOTAL HOUSE AREA	
HOUSE	= 145.00 sq m
PARKING	= 39.25 sq m
TOTAL	= 184.25 sq m
TOTAL ROOF AREA	
HOUSE	= 145 sq m
SOFFIT	= 26 sq m
TOTAL	= 171 sq m
Number of Downpipes	
Area + 40sqm = Downpipes	
171 + 40 = 4.2 eg 5 Dps	

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.