



**SOLD**

## TIMBER CLAD HOME ON 1000M2 BLOCK IN A QUIET CUL DE SAC WITH PRIVATE RAINFOREST AND NATIVE BIRDLIFE

Situated in a very quiet, family friendly Cul De Sac, you will find this private highset timber clad home on 1000m2 block that overlooks your own peaceful rainforest.

This home is unassuming from the front and has an easy flow design with the open plan living/dining area spilling out onto the back deck bringing the outside in, making it the perfect place to enjoy breakfast with the local bird life or you may even catch a glimpse of the neighbourhood koala.

Upstairs, Large doors and windows draw in plenty of light and breeze and the centrally placed combustion fireplace ensure you are comfortable year-round. The main living area features raked timber ceilings, timber flooring and a country style kitchen all adding to the cottage style character of this Mountain home.

Downstairs offers 3 bedrooms, 2 with built ins and the 3rd with Acoustic soundproofing which was formerly a home music studio with acoustic insulation and door. The second bedroom also has a Harry Potter cupboard under the stairs for abit of fun for the kids. Outside has many different pockets from the private fire pit which is a great place to watch the sun go down to the 2 different levels of grassy area for the kids to explore.

The current owners have had many fond memories in this home but its time to move on and let someone else create their own memories. Move straight in or renovate to make it your own!

### UPSTAIRS

Open plan living/ kitchen/ dining  
Stainless steel oven and electric stove top  
Stainless steel dishwasher  
Triple stage filtration and UV protection whole house water filter system  
1 Bedroom/study with built in wardrobe

4 BED | 2 BATH | 2 CAR

PRICE:  
\$685,000

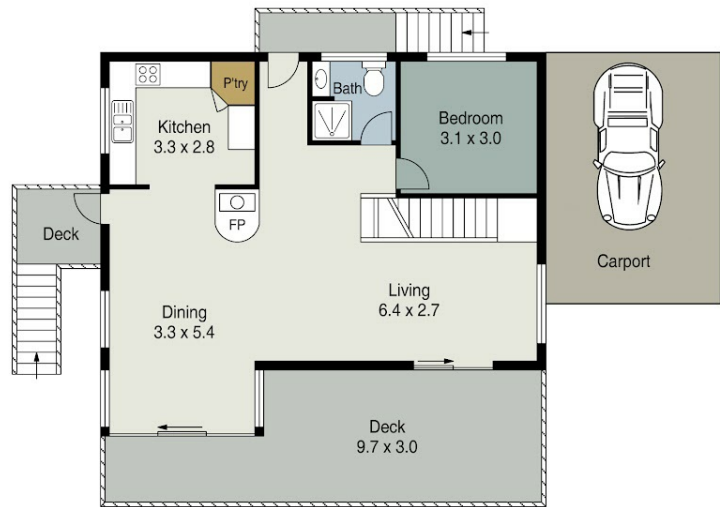
OPEN FOR INSPECTION:  
N/A



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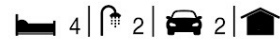
Ground Floor



First Floor

9 Lucania Court, **TAMBORINE MOUNTAIN**

Int : 141m<sup>2</sup>  
 Ext : 52m<sup>2</sup>  
 Total : 193m<sup>2</sup>



All measurements shown in metres are approximate and are for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries.

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.