



# FOR SALE

## CENTRALLY LOCATED, 4 BEDROOM, RENOVATED FAMILY HOME WITH FULLY FENCED YARD.

Situated in the beautiful boutique area known as Old Eagle Heights, here you will find this modern day rendered brick home which has been completely renovated inside and out and is an absolute compliment to the current owners.

This home is unassuming from the front but from the moment you step inside you are drawn in to the warmth and spaciousness of this lovely Mountain home with such an easy flow design. The centrally placed fireplace is a feature in itself and the brand-new kitchen is a gourmet's delight with timber bench tops, spacious Island bench, 4 gas burner stove top and stainless steel oven with plenty of storage to suit the home chef.

The open plan living/dining area open out onto the back deck bringing the outside in, making it the perfect place to enjoy a good book or watch the kids and fur babies play in the safety of the fully fenced backyard.

Centrally placed timber stairs lead you up to a 2nd open living space with timber balustrading which leads you around to all 4 bedrooms and a main bathroom. The study area overlooks the backyard and lends itself to becoming a small 5th bedroom with the addition of doors or even a rumpus room.

The current owners have had many fond memories in this home but it's time to move on and let someone else create their memories. There is absolutely nothing to do but move in and enjoy.

### Inside- Downstairs

- Private Entrance
- Large tiles throughout living areas.
- Spacious open plan kitchen, living and dining.
- Timber benchtops.
- Island bench with breakfast counter with seating for 5 people.
- Stainless steel oven
- 4 Burner gas cooktop.
- Kitchen with plenty of drawers.
- Plumbing for fridge.

**4 BED | 3 BATH | 3 CAR**

### PRICE:

Offers Over \$1,000,000

### OPEN FOR INSPECTION:

N/A

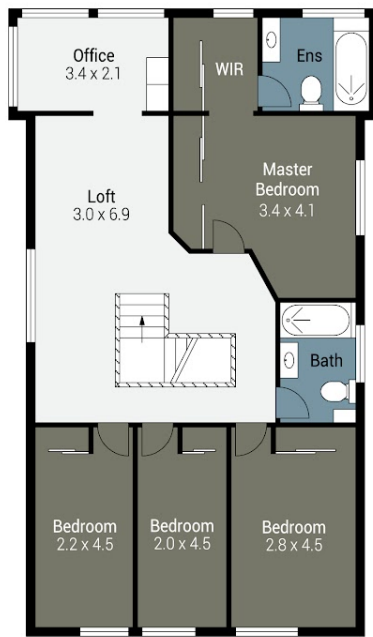


**Karin Smith**

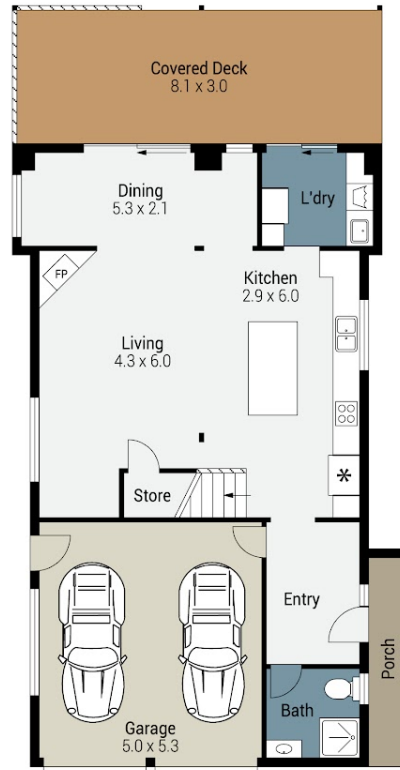
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First Floor



Ground Floor

## 7 Southport Avenue , Mount Tamborine

Internal: 217m<sup>2</sup> | External: 29m<sup>2</sup> | Total: 246m<sup>2</sup>

Bed - 4 | Bath - 3 | Car - 2

Plans shown are only indicative of layout. Dimensions are approximate.

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.