



## FOR SALE

### QUALITY HOME ~ COASTAL VIEWS ~ PEACEFUL CUL-DE-SAC LOCATION

Nestled amongst the lush greenery and stunning scenery of this mountain paradise, lies this lovely property that is ready to be called your own, where you can sit back, relax and enjoy the comfort and beauty of your surroundings.

As you step through the front door, you are greeted with a warmth and charm that can only be found in a mountain home. The richly coloured floorboards lead you through the open living and dining area, accented by large windows & sliding glass doors, that allow the natural light to flood in and showcase the coastal views. Imagine waking up each morning to this picturesque outlook, feeling refreshed and rejuvenated by the serene atmosphere.

The kitchen is a home chef's dream, equipped with all you need to create delicious meals for family and friends, whilst being perfectly situated adjoining the entertainers deck with it's stunning coastal views, as well as the family dining area, and handy to the separate dining room - so you can cook up a storm while still being a part of all the fun.

The spacious Main Bedroom not only has Ensuite with walk in robe, but also coastal views through the sliding doors opening onto the verandah. Whilst the two Double Bedrooms have built-in robes, both enjoy garden outlooks, and share a full bathroom with separate shower, and separate toilet.

The indoor features of this property are designed to provide space and comfort for the whole family, with split system air conditioning, and a fireplace, you'll be comfortable in any season. While beneath the house you'll find a double garage with ample space for storage and a workshop for all your DIY needs. The layout of the garage lends itself perfectly to a Dual Living opportunity, (dependent upon approvals) and even opens out onto it's own private courtyard, and has easy access to plumbing and electricity.

But the true magic of this property lies in the outdoor features. Step out onto the deck and feel the cool, crisp mountain air kiss your skin. This is the perfect spot to enjoy a morning cup of coffee or an evening glass of wine while taking in the breathtaking views that surround you. The fully fenced yard provides a safe and secure space for children and pets to play.

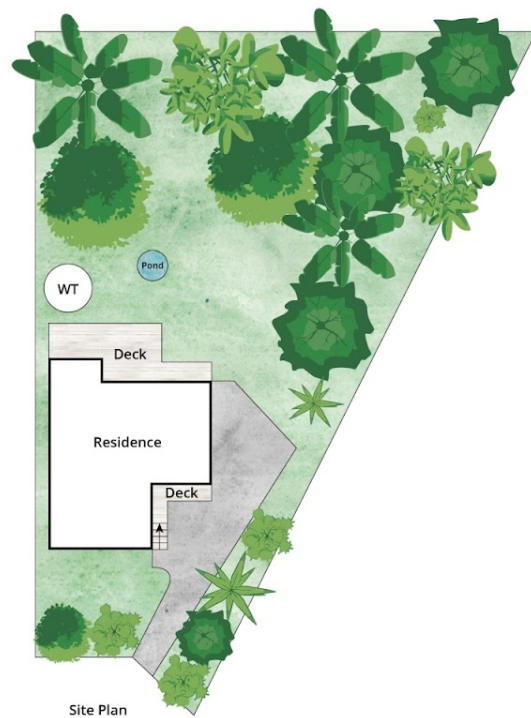
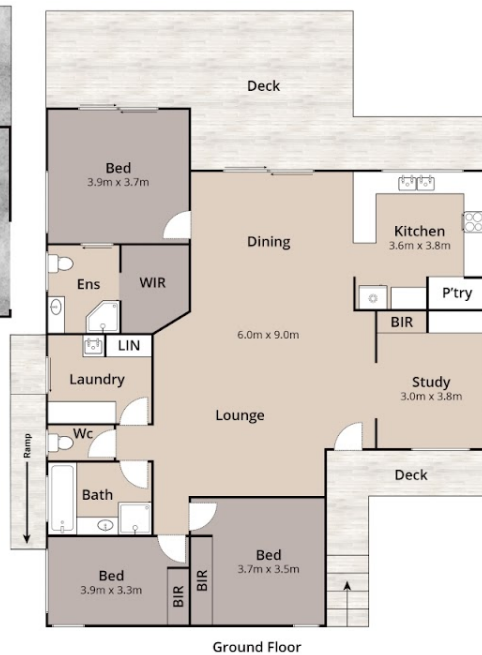
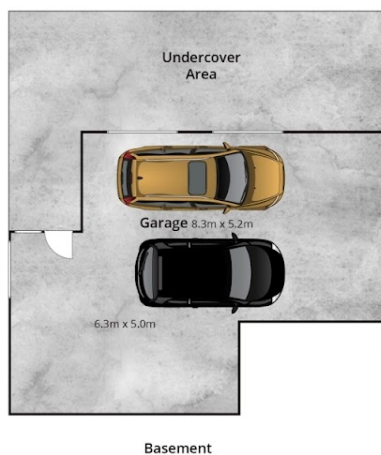
**3 BED | 2 BATH | 2 CAR**

PRICE:  
**\$1.1m**

OPEN FOR INSPECTION:  
**N/A**



**Bernadette Brushe**  
**0407176052**  
[abode@aboderealty.au](mailto:abode@aboderealty.au)  
[www.aboderealty.au](http://www.aboderealty.au)



Approx Internal Area 154m<sup>2</sup>  
Approx Land Size Area 1419m<sup>2</sup>

Whilst Media Abode has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



## 9 Eden Court, Tamborine Mountain

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.