



**SOLD**

## MODERN QUEENSLANDER IN A PREMIUM LOCATION

Positioned in the heart of Olde Eagle Heights, this architecturally designed Queenslander, built by a local Builder is a unique opportunity for those who love Queenslander style homes but not the maintenance, this home is in immaculate condition.

Thankfully once you have bought, there is nothing to do but live in and enjoy or create the perfect holiday escape...

Call me to arrange a Private Viewing...

Notable features include;

- \* Positioned on one of our most sought after streets lined with mature Jacaranda trees
- \* 8 year old Queenslander
- \* Entry via the gate and white picket fence onto a welcoming veranda and front door
- \* Glimpses of a sea view, Coastal night lights and glorious sunsets from the veranda and living room
- \* North facing lounge with cosy slow combustion fire and french doors opening onto the front veranda
- \* Open plan living/dining with high ceilings and glorious black butt timber floors (recently polished with a matt finish)
- \* Country style kitchen with porcelain double sink, gas cooking, fully ducted range hood, electric oven, pantry and stone bench top with vintage style island bench
- \* Master bedroom with large walk in robe and separate powder room
- \* Guest bedroom with built in robes
- \* Divine main bathroom with chandeliers, claw foot bath, large separate shower, old world tiles and mirror. Absolute luxury
- \* Great sized laundry with skylight
- \* Reverse cycle air conditioning
- \* Gas hot water
- \* Front and Rear doors have crimsafe screen doors
- \* Second bedroom also has crimsafe screens

Downstairs;

- \* Guest accommodation with separate entrance
- \* One bedroom with ensuite and functional kitchenette, perfect for holiday letting, granny flat or

**3 BED | 2 BATH | 1 CAR**

**PRICE:**

**\$1,190,000**

**OPEN FOR INSPECTION:**

**N/A**

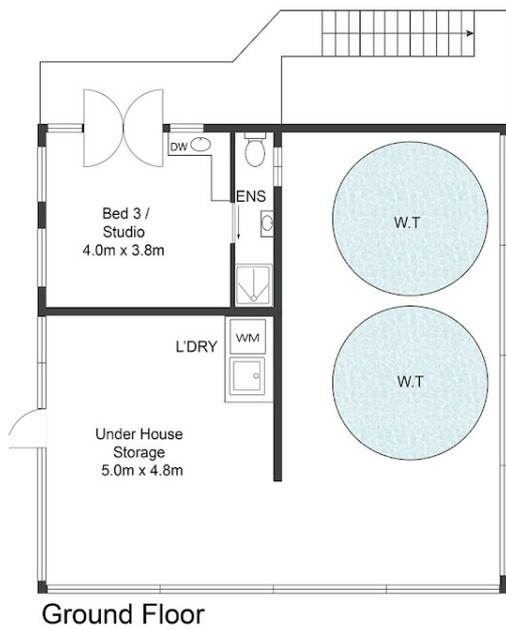


**Cherie Todd**

**0411466442**

[cherie.todd@atrealty.com.au](mailto:cherie.todd@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



11 Beechmont Avenue, **TAMBORINE MOUNTAIN**



PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSE AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY, EZ REALITY PHOTOGRAPHY MAKES NO GUARANTEES REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND ACCEPTS NO LIABILITY FOR ANY INACCURACIES.

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.

**Cherie Todd**  
**0411466442**  
 cherie.todd@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

