



13 Tall Trees Way, Little Mountain

## Inviting All Offers! Enquire Now.

Positioned within the highly sought-after Ivadale Lakes precinct, this impressive four-bedroom family home delivers the perfect combination of space, comfort, and lifestyle in one of Little Mountain's most tightly held pockets.

Enjoying a peaceful setting opposite bushland and surrounded by lakes, 13 Tall Trees Way offers a lifestyle rarely found so close to everyday conveniences. Wake to the sound of native birdlife, explore scenic walking trails beneath established trees, and enjoy the privacy and tranquillity of a quiet no-through road, all while remaining just minutes from Caloundra's beaches, schools, shopping centres, medical facilities, and major transport links.

Thoughtfully designed for modern family living, the home offers multiple living zones and seamless indoor-outdoor integration. At the heart of the home, the open-plan kitchen, living and dining area creates a welcoming space for everyday family life and entertaining, while a separate media room and additional dining or lounge area provide flexibility for growing families.

Sliding glass doors open to a spacious covered alfresco, creating a natural extension of the home's living space. Overlooking the sparkling in-ground pool and landscaped backyard, this inviting

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**FOR SALE**  
Inviting Offers!

**VIEW**  
Thu 18th Jun @ 5:00PM - 5:30PM

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

outdoor setting is perfect for entertaining year-round. A dedicated fire pit area further enhances the lifestyle appeal, offering the ideal space to gather with family and friends.

The practical floorplan is complemented by four generously sized bedrooms, a dedicated study, spacious bathrooms, three toilets, and a separate laundry. Split-system air conditioning and ceiling fans throughout ensure year-round comfort, while quality finishes add a sense of style and functionality throughout the home.

#### Property Highlights:

- Four spacious bedrooms
- Dedicated study/home office
- Open-plan kitchen, living and dining area
- Multiple living zones, including a separate media room
- Well-appointed kitchen with quality appliances and ample storage
- 2 spacious bathrooms, 3 toilets
- Covered outdoor entertaining area
- Sparkling in-ground swimming pool & fire pit area
- Opposite bushland reserve in a quiet no-through road
- Low-maintenance, landscaped yard, large solar system
- " Split-system air conditioning and ceiling fans throughout
- " Minutes from local schools, shopping centres, cafés, Sunshine Coast University Hospital, Caloundra CBD, pristine beaches, and Bruce Highway access

Offering an exceptional lifestyle opportunity in a family-friendly location, 13 Tall Trees Way presents the perfect blend of convenience, comfort, and natural surroundings in one of Little Mountain's most desirable neighbourhoods.

For more information, contact Ethan Forbes or Xavier Martin today.

Disclaimer: We've taken every care to ensure the information presented is accurate and sourced from reliable materials; however, no guarantee is provided. Buyers should complete their own inspections, enquiries, and searches and rely on their own findings.

#### MORE DETAILS

Property ID	39MHYX
Property Type	House
Land Area	466 m2
Including	Ensuite Study Air Conditioning Toilets (2) Pool Courtyard Balcony Dishwasher Built-in-Robes Solar Panels

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Approx House Area 231m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, room and any other items and structures are approximate, and no responsibility is taken for any error, omissions or misstatement. Bathroom and kitchen fittings, door types, cupboards and appliances are illustrated as tokens and approximate to the actual fitting installed. This plan is for illustrative purposes and should be used as such by any prospective buyer

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**LJ Hooker** + **Team Forbes.**  
Caloundra | Aura

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