



5 Tall Trees Way, Little Mountain

Exceptionally Presented Family Home in Ivadale Lakes! Move In Today!

Ethan Forbes from LJ Hooker Caloundra is excited to bring to the market another fantastic opportunity in Little Mountain. Set against a peaceful bushland backdrop in the tightly held Ivadale Lakes precinct, 5 Tall Trees Way is a beautifully refreshed family home offering space, privacy and a long list of practical upgrades.

Positioned in a quiet street directly opposite natural bushland, this is a home where the surroundings do much of the talking. Enjoy the greenery, native birdlife and sense of separation from the hustle and bustle, while still being only minutes from schools, shopping, beaches and everything Caloundra and the wider Sunshine Coast have to offer.

Inside, the home has undergone a comprehensive refresh, having been completely repainted from top to bottom, both internally and externally, complemented by brand new carpet throughout. The result is a clean, modern and move-in-ready home with nothing left to do but settle in.

4 2 2

FOR SALE
\$1.27M+

VIEW
By Appointment

AGENTS

Ethan Forbes
0429 703 480
ethan.forbes@ljhooker.com.au

AGENCY

LJ Hooker Caloundra | Aura
(07) 5318 7277

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.



The spacious open-plan kitchen, living and dining area forms the centre of the home, with multiple living zones providing plenty of flexibility for families. A separate media room offers a dedicated space to relax, while the additional living area provides further room to spread out.

Four generous bedrooms are supported by a dedicated study, two bathrooms, three toilets and a separate laundry, creating a practical layout suited to both everyday family life and entertaining.

Outside, the backyard offers a great balance of usable grassed space and established surrounds. A powered garden shed provides excellent additional storage or workspace, while the dedicated fire pit creates a relaxed setting for evenings outdoors with family and friends. The expansive undercover entertainment area is the icing on the cake here!

Adding further appeal is a 5.6kW solar system, split-system air conditioning and ceiling fans throughout, along with a comprehensive security system featuring cameras positioned around the home for added peace of mind.

Property Highlights:

- Four spacious bedrooms
- Dedicated study/home office
- Open-plan kitchen, living and dining
- Multiple living zones including separate media room
- Well-appointed kitchen with quality appliances and ample storage
- Two bathrooms and three toilets
- Brand new carpet throughout
- Completely repainted internally and externally
- 5.6kW rooftop solar system
- Comprehensive security system with cameras around the home
- Covered outdoor entertaining area
- Spacious grassed backyard
- Powered garden shed
- Dedicated fire pit area
- Bushland directly opposite
- Peaceful, family-friendly street
- " Split-system air conditioning and ceiling fans throughout
- " Close to schools, shopping, cafés, medical facilities, Caloundra CBD, beaches and Bruce Highway access

Freshly presented, thoughtfully equipped and surrounded by natural beauty, 5 Tall Trees Way offers an excellent opportunity to secure a spacious family home in one of Little Mountain's most desirable pockets.

For more information, contact Ethan Forbes today on 0429 703 480

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	6TJ2A
Property Type	House
Land Area	451 m2
Including	Ensuite
	Toilets (3)

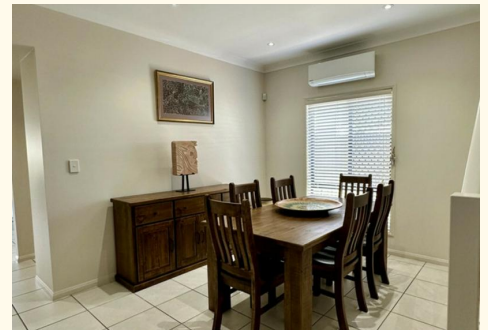
Ethan Forbes 0429 703 480

Sales Consultant | ethan.forbes@ljhooker.com.au

LJ Hooker Caloundra | Aura (07) 5318 7277

1 Edwards Terrace, BARINGA QLD 4551

caloundraaura.ljhooker.com.au | aura@ljhooker.com.au





4 | 2.5 | 2 | TOTAL: 264m²

5 Tall Trees Way, **Little Mountain**

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

LJ Hooker

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