



## Tamborine Mountain, 16 Erebus Court

### WHEN SIZE MATTERS - YOUR GRAND FAMILY RESIDENCE AWAITS

With lush tropical gardens, stunning vistas and cool breezes in every corner of this home, you've got to put this one at the top of your inspection list this weekend. Designed for effortless living and long-term peace of mind, this home blends character with modern enhancements, offering a rare combination of warmth, security, and style. Whether you're relaxing by the fire, or working from home, every detail here elevates your daily life.

Major improvements include a full Colorbond roof replacement (2019), a Taylex home treatment plant (2018), fully repainted exterior (2024), solar panels (2020), and upgraded water filtration (2018) and more. You'll enjoy comfort, efficiency, and security from day one, saving you time, money and future stress. With multiple living zones, flexible spaces for work or guests, and a fire pit for cozy gatherings, this home adapts to your needs now and well into the future.



**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
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**LJ Hooker Oxenford**  
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Perfectly positioned to take advantage of local natural beauty and practical convenience, you'll enjoy an elevated lifestyle here with easy access to essential services, schools, shopping, and lifestyle hubs. Outdoor enthusiasts, families, and professionals alike will appreciate the serene yet connected location.

#### PROPERTY HALLMARKS

- Top floor master suite with raked ceiling and stunning broadwater views, mirrored built-in wardrobe and blackout curtains
- Front entry boardwalk and deck area to greet you and your guests
- Guest bedroom and office/library area at the front of the home
- Kitchen with 900mm Gas stove and oven, stone benchtops throughout
- Open plan kitchen, living and dining area with floor to ceiling windows, fireplace and gorgeous 4.5m ceilings with broad timbers and woven bamboo as a statement piece
- Centrally located bar area and study nook for comfortable work and entertaining
- Large main bathroom with corner bath and separate shower with rainmaker showerhead, his and hers vanities and Euro laundry
- Other bedrooms on lower level all with Eastern aspect - individual AC Split systems in each
- Separate media room and two additional bathrooms
- Massive storage area underneath the house, perfect for keeping your carport and other areas free of clutter
- 32,000L rainwater tank with 3-stage filter plus UV filtration, plus 2,000L garden tanks with transfer pump
- Multiple Living Zones - media room, open-plan living with woven bamboo ceilings, study nooks, bar, and a flexible lower-level layout with separate entry
- Outdoor Entertaining - enclosed tiled balcony with Broadwater views, firepit and tree house area with gabion wall seating, lush gardens with an abundance of fruiting and flowering plants

#### LOCATION AND INFRASTRUCTURE

- Reliable Connections - FTTP NBN service for seamless work and entertainment
- Convenience - close to shopping precincts, medical facilities, and schools
- Nature at Your Doorstep - Easy access to local parks, hinterland and rainforest walking trails, and a short drive down to your choice of the Gold Coast's best beaches
- School bus pick up and drop off just 1-minute walk from the property
- Commuter Friendly - straightforward routes to major motorways and transport links
- Family Friendly - quiet, established community perfect for raising a family or enjoying peaceful retirement

Marketing agent Jayson Edwards says, "This home is one of those rare finds where the lifestyle upgrades have already been thoughtfully completed but you still have room to make it your own. You can truly move in without a single worry - everything from the new roof, the upgraded water systems, the solar, even the security, is already in place. It's perfect for families, professionals or anyone who values peace of mind and quality living."

Homes full of character and offering genuine long-term value don't stay on the market for long. Secure your private sanctuary today - contact us to arrange your inspection before it's gone.

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## More About this Property

<b>Property ID</b>	DFJ0C
<b>Property Type</b>	House
<b>Land Area</b>	1394 m2

### Jayson Edwards 0423763830

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