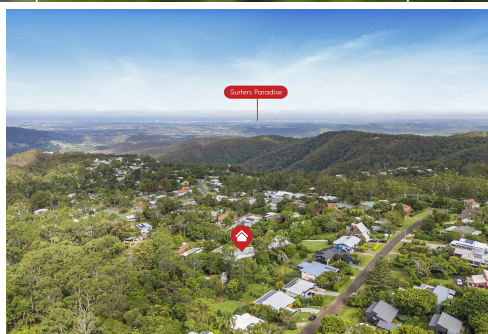




Boundaries and dimensions are approximate only.  
Interested parties should conduct their own independent enquiries.



## Tamborine Mountain, 17 Kalmia Court

### MORE THAN MEETS THE EYE ON 1/2 ACRE + BLOCK

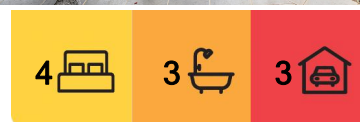
Situated at the peaceful end of a quiet cul-de-sac, this property unveils its charm on a generous 1/2 acre + block. The current owners have personalized this residence, creating a cozy home on 2405m<sup>2</sup> grounds adorned with mixed fruit and nut trees, alongside well-kept gardens that extend towards a green belt nature reserve with private access.

Conveniently positioned for easy access to and from the mountain, the house provides a serene atmosphere. The ground level introduces an additional living area with discreet front and rear entrances, making it adaptable for potential multigenerational living.

The upper level showcases an open-plan living/dining area with polished timber floors, leading to a partially used office space within the enclosed L-shaped sunroom. Adjacent to this is a country-style kitchen with a generous pantry and access to the rear covered deck, overlooking a water feature and private yard. This level also hosts three spacious bedrooms with built-ins and carpet flooring, complemented by a separate tiled bathroom



**Disclaimer:** 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.



**For Sale**  
\$960,000

**View**  
[ljhooker.com.au/HFHZF](http://ljhooker.com.au/HFHZF)

**Contact**  
**Garrett Rooney**  
0410715783  
[grooney@ljhgc.com.au](mailto:grooney@ljhgc.com.au)

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**(07) 5545 1500**

and toilet for added convenience.

Moving to the lower level, you'll find a roomy bedroom with external access, a bathroom, a separate toilet, and a laundry. Practical spaces include a study nook, drive-through garage, workshop, and under-house storage. In addition to the mentioned features, the lower level also includes a studio-sized living area, with shower and toilet, providing versatile space for various purposes. It adds to the practicality of the property, offering flexibility for potential uses such as a home office, studio, or additional living space

Additional features encompass 1.5 kW solar panels, a drive-through garage extending to the rear yard, extra covered dual parking, a fully fenced rear yard, a slow combustion wood fire, a filtered water supply, and two garden sheds. The property is equipped with its own water bore boasting a commercial flow rate.

Please note that the studio-sized living area with bathroom on the lower level, may or may not be council approved. Interested parties are advised to conduct their own due diligence and seek necessary council approvals if required.

Viewing by private inspection only, please contact to arrange a time.

For further details, contact Exclusive Sales and Marketing Agent Garrett Rooney at 0410715783.

## More About this Property

<b>Property ID</b>	HFHZF
<b>Property Type</b>	House
<b>Land Area</b>	2405 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Toilets (3) Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Fully Fenced Solar Panels Grey Water System Water Tank Solar Hot Water

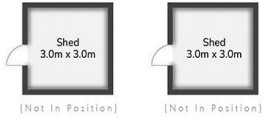
**Garrett Rooney 0410715783**  
Sales Associate | grooney@ljhgc.com.au

**LJ Hooker Tamborine Mountain (07) 5545 1500**  
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17 Kalmia Court TAMBORINE MOUNTAIN

4 | 3 | 3 | 413m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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