



Tamborine Mountain, 29-31 Dapsang Drive

MOTIVATED OWNER... MUST BE SOLD!!!



For Sale
ENCOURAGING ALL OFFERS

View
ljhooker.com.au/356ZGMK

Contact
Siarne Loeve
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A quarter acre set in a quiet residential pocket, nestled in a protective valley bordering Joalah National Park & Curtis Falls. This north facing, sunny aspect lowset brick & tile home offers low maintenance established gardens amongst the trees and birds. Character filled & full of charm and warmth with large verandas and a functional floor plan, this rare piece of real estate has been a much-loved family home for the past 8 years. A reluctant sale for the seller, and a rare opportunity for one lucky buyer!

Features:

- *Gorgeous north facing brick and tile lowset
- *Spacious, light filled open plan living and dining areas with ceiling fans, stunning skylight and large reverse cycle a/c
- *Gorgeous updated kitchen with granite benchtops, large breakfast bar, 5 burner gas cook top and dishwasher
- *Massive entertainers deck
- *Rear private al fresco area overlooking the luscious gardens

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- *King-sized master bedroom with new a/c, ceiling fans, W/I/R + updated ensuite all leading out onto a sunlit deck, perfect for your morning coffee
- *Second & third double bedrooms with ceiling fans, and B/I/R's
- *Updated main bathroom with separate bathtub
- *Sizable additional multipurpose room with kitchenette & full 3rd bathroom (which has served as a granny flat for the current owner fetching \$300 p/w in passive income)
- *The multipurpose space could also serve as a potential 4th bedroom, secondary living space/media room, work from home office, salon, gym, craft room or simply additional storage
- *Downlights throughout
- *Ceiling fans throughout
- *Compliant smoke alarms
- *NBN
- *Updated vinyl flooring throughout
- *Fibreglass insulation for cool summers and warmer winters
- *Great phone reception
- *Quiet cul-de-sac position with friendly owner-occupier community
- *2 car parking in driveway, with the added benefit of plenty of off-street parking
- *Advantageous position on elevated side of street
- *Fully established gardens with mature avocado, lemon, lime, orange, and passionfruit trees
- *An array of gorgeous wildlife
- *30,000l water tank with newly replaced filter
- *5 kw solar system
- *Envirocycle
- *Greywater system with surface irrigation
- *No need to drive, boardwalks and footpaths lead the way to Gallery Walk, schools & waterfalls
- * A quarter of an acre to call your own

Outgoings/incomings:

- *Scenic Rim Council Rates - approx. \$1300* per half year
- *No water rates, fresh & filtered tank water
- *Discounted electricity bills with 20 panel solar system
- * Rental appraisal \$780-\$820 p/w
- * Perfect location for a successful air BnB

Location:

Tamborine Mountain is a district of beautiful views among the ranges with several attractive waterfalls, rainforests and walking tracks

- *2 minute walk to Curtis Falls
- *7 minutes walk to the buzzing Gallery Walk offering an array of restaurants, cafés, galleries, shops, distilleries and Mount Tamborine Vineyard and Winery
- *4 Minute drive to the famous Witches Falls Winery
- *2 minute walk to Tamborine Mountain Primary
- *5 Minute Walk to Tamborine Mountain State High School
- *2 Minute Drive to Mobil Petrol Station
- *2 Minute drive to IGA



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*3 Minute Drive to Mitre 10

*3 Min drive to Australia Post

*Less than half an hours drive to the infamous Gold Coast Theme Parks (Dreamworld, Wet n Wild, Movie world, Outback Spectacular & Top Golf)

This property has so much to offer & feel even more assured you are buying a quality home, having had no damage post last Christmas's tornado. The owner has relocated and is reluctantly ready to move on, so please contact Siarne Loeve to discuss your viewing options.

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More About this Property

Property ID	356ZGMK
Property Type	House
Land Area	1050 m ²

Siarne Loeve 0422 609 353

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Dapsang Drive

29 - 31 Dapsang Drive, **TAMBORINE MOUNTAIN**

Int : 135m²
 Ext : 83m²
 Total : 218m²

All measurements shown in metres are approximate and are for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries.