



5 Mayon Court, Tamborine Mountain

## Beautifully Presented, Perfectly Positioned

Nestled in a quiet cul-de-sac just 700 metres from Gallery Walk, this beautifully presented brick home offers the perfect combination of charm, practicality and low-maintenance living. Set on a flat, near-level 1,029 m<sup>2</sup> block, the property is surrounded by immaculately landscaped gardens, creating exceptional street appeal and a welcoming sense of tranquillity.

The four-bedroom main residence exudes warmth and character, with all bedrooms featuring built-in wardrobes. The master bedroom enjoys dual access to the main bathroom, providing both convenience and privacy. The fourth bedroom has been thoughtfully repurposed as a fully self-contained studio, ideal for guests, extended family, or potential rental income. The original connecting door remains concealed but can be easily reinstated by removing the gyprock, allowing seamless integration if desired.

Inside, the home is light-filled, comfortable, and designed for everyday living. The contemporary kitchen is a standout, featuring stone benchtops, ample storage, a dedicated pantry, and a premium Smeg 900mm oven with gas cooktop. A stylish breakfast bar with seating for two at the end of the stone benchtop adds both function and charm,

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**FOR SALE**  
Offers Over \$1,180,000

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

perfect for casual dining or entertaining. Living and dining areas flow naturally, with a separate living room providing additional space for relaxation or family activities.

Features you'll love:

- Single-level brick home on a flat, near-level 1,029 m<sup>2</sup>; block
- Four bedrooms in the main residence, all with built-in wardrobes
- Master bedroom with dual access to the main bathroom
- Fourth bedroom repurposed as a fully self-contained studio with bathroom & kitchenette; connecting door can be easily reinstated if desired
- Contemporary kitchen with Smeg 900mm oven, gas cooktop, stone benchtops, dedicated pantry & breakfast bar with seating for two
- Light-filled and inviting living and dining spaces, plus a separate living area
- Fully fenced yard with beautifully established gardens and manicured lawns
- Two sheds in the backyard: a tool shed and a larger shed suitable for a workshop or extended storage
- 37,000-litre water tank & potential for side access
- Quiet, family-friendly cul-de-sac surrounded by quality homes
- 700 m to Gallery Walk, cafés, shops & restaurants
- Approximately 20 minutes to the M1 for commuting

This is a truly beautiful and versatile home, offering lifestyle, flexibility and a highly appealing street presence. Homes of this calibre on flat blocks are highly sought after and rarely available.

Disclaimer

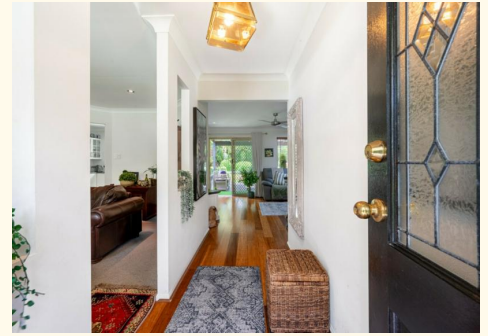
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## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | PRHZF  |
| Property Type | House  |
| House Size    | 127 m2   |
| Land Area     | 1029 m2  |
| Including     | Air Conditioning<br>Courtyard<br>Deck<br>Floorboards<br>Built-in-Robes<br>Water Tank |

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