



50 Eagle Heights Road, Tamborine Mountain

Timeless Mountain Character

A rare combination of classic Queenslander elegance, total modern comfort, and brand-new behind-the-scenes infrastructure in Tamborine Mountain's most walkable enclave.

Tucked away in one of Tamborine Mountain's premier central pockets, this classic Queenslander blends timeless architectural warmth with total operational confidence. Framed by lush rainforest on a usable, split-level block, the home welcomes you with soaring ceilings, rich timber detailing, and light-flooded interiors-all while delivering the rare advantage of a property where all the heavy lifting is already done.

From power to climate control and core services, every essential upgrade has been handled. A new solar and battery setup slashes running costs, four split-system air conditioners guarantee year-round comfort, and brand-new water and septic infrastructure deliver total worry-free reliability. Complemented by dual living zones, four bright bedrooms, and a versatile enclosed sunroom, the home offers an adaptable layout that works effortlessly for day-to-day family life.

Whether you are looking for a beautiful mountain sanctuary to move straight into, or a high-demand asset for an investor seeking strong returns through long-term tenancy or lucrative holiday letting, this

4 2 3

FOR SALE

\$1,350,000 +

VIEW

Sat 3rd Oct @ 1:00PM - 1:30PM

AGENTS

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property hits every mark. Best of all, you can leave the car at home and walk to top-ranked schools, boutique shopping, cozy cafes, and Gallery Walk, all while enjoying your own private retreat.

Major Infrastructure Upgrades

- **Solar & Battery System:** 14.96kW solar system with 16.12kWh battery storage. High-capacity solar array paired with battery storage to drastically lower power bills and offer energy resilience.
- **4x Split-System Air Conditioners:** Fast, targeted heating and cooling positioned strategically throughout the home for complete year-round comfort.
- **Upgraded Water Infrastructure:** Brand-new high-performance water pump and advanced filtration system for clean, dependable water supply.
- **Renewed Septic System:** Fully updated septic pipework for complete peace of mind and long-term reliability.

Property & Living Features

- **Classic Queenslander Style:** Rich timber detailing, high soaring ceilings, and traditional architectural personality throughout.
- **4 Light-Filled Bedrooms:** Generously sized accommodation with beautiful natural light and garden/rainforest outlooks.
- **2 Bathrooms:** Includes a well-appointed family bathroom featuring separate amenities for daily convenience.
- **Dual Living areas & Dining Zones:** Two distinct indoor entertaining spaces featuring warm timber tones.
- **Enclosed Rear Verandah:** Versatile flex space perfect as a sunroom, secondary living area, home office, or creative studio.
- **Usable Split-Level Block:** Private, leafy grounds framed by a tranquil natural rainforest backdrop.

Prime Walk-to-Everything Location

- **Easy Access & Connectivity:** Just 20 minutes down the mountain to the M1 Motorway and Gold Coast.
- **Premier Education:** Short stroll to highly regarded local schools, including one of Australia's top-rated educational institutions.
- **Lifestyle & Retail:** Moments to vibrant boutique shops, cozy local cafes, artisanal dining, and the iconic Gallery Walk.
- **Everyday Services:** Close proximity to local parks, supermarkets, medical facilities, and essential services.

Outstanding Versatility & Investment Appeal

- **Turn-Key Owner Occupier:** Perfect for buyers looking to move straight into a character home where all major mechanical upgrades are already done.

- High-Yield Holiday Rental: Excellent potential as a lucrative Airbnb or short-term retreat with strong guest appeal and year-round climate control.
- Solid Long-Term Investment: Set in a high-demand, tightly held mountain pocket with minimal ongoing maintenance required on key infrastructure.

MORE DETAILS

Property ID	RZHZF
Property Type	House
Land Area	1014 m2
Including	Air Conditioning
	Toilets (2)
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Remote Garage
	Solar Panels
	Water Tank

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