



21/27-29 Capo Lane, Tamborine Mountain

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## Freehold Living Without the Maintenance

A rare opportunity in Capo Di Monte offering true freehold ownership with the benefit of a fully managed, low maintenance lifestyle.

This freestanding, single level home is privately positioned on a corner block and delivers the independence of a house without the ongoing upkeep typically associated with owning on Tamborine Mountain.

You own the property and retain all future capital growth, just like a traditional freehold home. The difference is that everything outside your front door is taken care of.

### Property Features

- Freestanding home with no shared walls
- Single level design with no stairs
- Private corner position with leafy outlook
- Renovated kitchen with modern appliances
- Ducted air conditioning throughout for year round comfort
- Light filled sunroom
- Open plan living and dining
- Two generous bedrooms with built in wardrobes
- Secure garage with internal access
- Beautifully maintained surroundings without the work

### FOR SALE

Offers Over \$870,000

### VIEW

Sat 23rd May @ 11:30AM - 12:00PM

### AGENTS

Garrett Rooney  
0410715783  
grooney@ljhgc.com.au

### AGENCY

LJ Hooker Tamborine Mountain  
(07) 5545 1500

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.

LJ Hooker

- Pet friendly subject to approval

#### Freehold Ownership Without the Usual Burden

This is a freehold property. You own your home and benefit from any future value growth. Homes in this complex have seen significant capital growth in recent years. The body corporate structure removes many of the ongoing responsibilities that normally come with owning a property on the mountain, making day to day living simpler and more practical.

#### How It Compares Locally

Across Tamborine Mountain, recent two bedroom homes have sold from the high eight hundred thousands through to over one million dollars. Many of these properties still require owners to manage water systems, septic, maintenance, insurance and ongoing repairs.

This home offers a different approach.

You still enjoy freehold ownership, but without the time, cost and uncertainty of maintaining those systems yourself.

#### Body Corporate

240 dollars per week

Designed to simplify ownership and provide cost certainty, it includes:

- Building insurance
- All external maintenance and repairs
- Roof and structural upkeep
- Roadside garden and grounds maintenance
- Water supply and sewage management
- Access to community facilities
- On site management

There are no exit fees and you retain 100 percent of your capital gain.

Instead of managing multiple large and unpredictable expenses, they are consolidated into one consistent structure.

#### Lifestyle and Community

Set within a peaceful and established over 50s community, residents enjoy access to:

- Heated indoor pool
- Spa and sauna
- Library and lounge areas
- Walking paths and landscaped gardens
- Social activities and community connection

You can be as private or as involved as you choose.

#### Location

Conveniently located close to:

- Local shops and cafes
- Medical services
- National parks and walking trails
- Community facilities

#### Ideal For

- Downsizers wanting to simplify life
- Over 50s seeking single level living
- Buyers wanting a home without ongoing maintenance demands
- Families looking for a safe and low stress option for parents

#### Final Note

Many buyers initially focus on the body corporate. Once compared to the real cost and effort of maintaining a typical freehold property on the mountain, the value becomes clear.

#### Arrange Your Inspection

This is a rare freestanding offering in a tightly held community and is

priced to attract strong interest.  
Contact Garrett at LJ Hooker Tamborine Mountain to arrange your private inspection.

### MORE DETAILS

|               |                |
|---------------|----------------|
| Property ID   | QFHZF          |
| Property Type | House          |
| House Size    | 120 m2         |
| Land Area     | 148 m2         |
| Including     | Ensuite        |
|               | Ducted Cooling |
|               | Ducted Heating |
|               | Alarm          |
|               | Spa            |
|               | Courtyard      |
|               | Gym            |
|               | Dishwasher     |
|               | Built-in-Robes |
|               | Fully Fenced   |
|               | Remote Garage  |

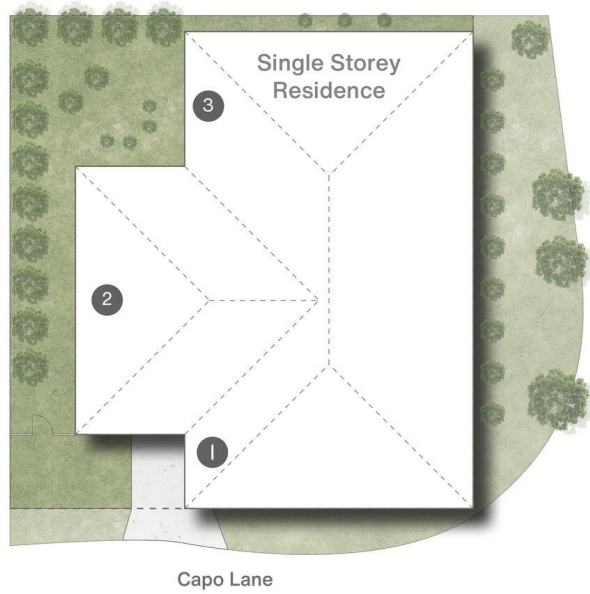
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- 1 Deck
- 2 Garage
- 3 Patio



Unit 21/27 Capo Lane **TAMBORINE MOUNTAIN**

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  2 |
  1 |
  148m<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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