

**17 Kalmia Court, Tamborine Mountain, Qld 4272**

**House For Sale**

Thursday, 18 January 2024



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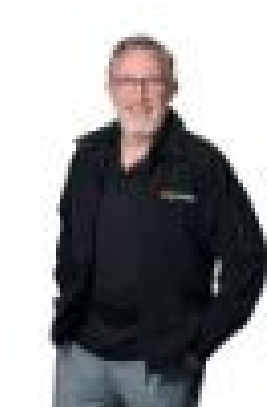
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 2405 m2**

**Type: House**



Garrett Rooney  
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## CONTACT AGENT

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