



12 Katmai Court, Tamboorine Mountain

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Inspiring Mountain Retreat with Many Special Features.

Positioned at the end of a quiet cul-de-sac and located only a short distance from Gallery Walk, well renowned for its Cafes Cellar doors and restaurants. This home offers character, warmth and ambience and is the perfect mountain getaway at an affordable price.

Ground level

- ~ Private front entry with timber stairwell to upper level
- ~ Guest bedroom with study nook and private balcony
- ~ Family/ living area with slow combustion wood fire and access to big rear entertaining deck
- ~ Renovated second bathroom with a large deep soaking bath (wow factor)
- ~ Galley style kitchen with gas cooker and hardwood timber bench tops
- ~ Generous double lock-up garage with storage/work area providing internal access
- ~ Extremely private native bush outlook flowing onto the rear neighbouring Botanical Gardens.

Upper level

- ~ Staircase leads up to a huge open plan living area and gives access to covered deck
- ~ Two generous sized bedrooms, Master with walk-in robe and access to rear covered deck
- ~ Fully renovated family bathroom with ornate featured tiles and over size shower
- ~ Sun room currently used as additional home office
- ~ Multiple front and rear covered verandas to enjoy the changing seasons

Additional home features

- ~ Potential for dual accommodation
- ~ Interior features providing a diverse Moorish influence
- ~ Large block of land (approx 1500m2) easily enhanced into a gardeners paradise
- ~ Huge amount of water storage plus your own private water bore

You cannot easily find a home with so much character offering a wonderful opportunity to further develop and with so little effort required, so please call for your private inspection and see what opportunity this property offers.

Get in quick as this home has been reduced in price and is now ready to be sold. For more information please call Cherie Todd 0411 466 442

 1,528 sqm

**\$459,000**

ID# 11765100565



**Cherie Todd**  
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