



37 Licuala Drive, Tambovine Mountain

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### A Stunning Setting Hosting A Very Comfortable Domain

A home with true charm and character providing so many quality attributes, this superbly presented property instills a bygone era with modern conveniences to accommodate today's family needs. Predominately featured from the road and nestled on just over a half acre (approx 2091m2) of a level Park-like setting, this home captures the essence of tranquil mountain living. Large rooms, high ceilings and polished timber floors are just a small part of the numerous benefits on offer here.

- ~ Large open plan living area which extends through Bi-fold doors to the outdoor entertaining deck providing for seasonal alfresco opportunities, ideal for large gatherings with family and friends.
- ~ New Guinea Rose-wood Kitchen offers a gas hob with electric oven, range hood, pantry, dishwasher and large breakfast bar/servery. ~ Main bedroom is a parents retreat with lounge area, access to rear pool and front garden, mirrored robes with walk-through access to the hidden ensuite plus split system air-conditioning. ~ 2 additional spacious bedrooms off the hallway with double mirrored built-in robes. ~ Full family bathroom and separate toilet. ~ Also an additional room that could be utilised as a rumpus room or office/ media.
- ~ single lock-up garage plus a garden tool shed.

Rear enclosed detailed garden offers an area for you to enjoy the approx 10x4m in ground SALT WATER POOL, just a wonderful environment to relax and soak up the atmosphere in privacy. This property is located in a small and quiet location away from main traffic environments and ideally situated to take benefit of both state primary and high schools. A rare find to be had here, if you have an inkling of interest please do not miss out in viewing this gem as current long term owners have thoroughly enjoyed this time bringing up a family through their entire school life here and have now moved on.

Please contact the listing agent to further assist with any additional information if required, viewings are by appointment only.

 2,091 sqm

**Under Offer**

ID# 11765100604



**Peter Batten**  
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