

13 Lochview Court, Tamborine, QLD, 4270



Rural For Sale

Thursday, 21 November 2024

13 Lochview Court, Tamborine, QLD, 4270

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: Rural



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Spacious Family Home with Abundant Features and Tranquil Surroundings

This stunning 4-bedroom, 3-living area plantation home, built in 2013, offers an ideal blend of comfort, style, and functionality. Nestled on a peaceful property with rear access and backing onto a serene dam (complete with turtles and regular pelican visitors), this home is the perfect retreat for families, hobbyists, and entertainers alike.

At a Glance:

4 Bedrooms Spacious rooms with built-in robes, ducted air-conditioning on individual zones and the master featuring a walk-behind robe and a luxurious ensuite.

3 Living Areas Including a leisure Room perfect for children's games room / lounge, Theatre Room and open Plan Kitchen / lounge area.

Study A private space for working from home or study.

6 Car Accommodation Double lock-up garage, plus a massive 4-bay shed with workshop (7m wide x 15m long x 3m high), 3-phase power, and 15amp plugs ideal for trades or DIY projects.

Exceptional Features:

Plantation Home Built with quality craftsmanship and a timeless design.

New 20KW Ducted Heating and Air Conditioning plus tinted windows For year-round comfort.

Custom Timber Shutters Stylish window treatments throughout.

Safety features including cameras and CrimSafe screens.

Separate Toilet & Spacious Bathroom Complete with shower and bath.

Wood Fireplace Adds warmth and charm to the heart of the home.

Alfresco Entertainment Area Enjoy outdoor living with a spacious timber deck, ceiling fan, power and TV antenna connection plus gas point for BBQs.

Outdoor Living & Sustainability:

- **Landscaped Gardens** Beautifully maintained established gardens, including raised vegetable beds for growing your own produce.

- **Chicken Pen** Perfect for hobby farmers or those looking to enjoy fresh eggs.

- **Rainwater Storage & Filtration System** Sustainable water solutions with town trickle feed and a whole house filtration system for clean water.

- **HSTP System** Advanced wastewater treatment for peace of mind.

- **Privacy Hedges** Ensuring a tranquil, private setting on the boundary.

Whether you're seeking a quiet lifestyle with ample space to entertain, or a home with room to pursue your hobbies, this property offers everything you need and more.

Location: Backing onto a picturesque dam with natural wildlife, located in a quiet cul-de-sac street and with easy access to local amenities and schools, this property strikes the perfect balance between peaceful living and convenience.

FEATURES:

HOME

- Plantation home built in 2013

- Formal Entry with large timber front door High ceilings

- Large internal Laundry with direct access outside to hills hoist clothesline. Under bench washer and dryer connections. Broom closet and storage.

- Timber Shutters & custom blackout blinds throughout

- 4 Bedrooms with built-in-robes (Master Bedroom with access outside, walk behind robe, ensuite with two basins, stone

benchtops, separate toilet, shower)

- Study with NBN fibre connection
 - 3 separate living / family room
 - Ceiling Fans in living areas and master bedroom
 - 20KW Ducted Heat and air-conditioning throughout with multiple zones (system was upgraded in 2023)
 - Linen storage
 - Separate Toilets
 - Bathroom with shower, large bath and stone benchtops
 - Open Plan Kitchen / Lounge/ Dining with direct access to the outdoor alfresco area
- Kitchen with large 900mm gas cooktop and dual electric oven, stainless steel appliances; microwave, dishwasher and rangehood. Huge island bench with stone benchtop. Abundant cupboard space for storage.
- Walk in pantry with ample storage space and power outlets.
 - Water plumbed to fridge space.
 - Wood burning Fireplace with large capacity and fan to heat the entire house
 - Solar Power 13KW inverter with 36 panels
 - Home security cameras
 - CrimSafe security screens
 - Window tint throughout
 - Termi-mesh barrier protection

AROUND THE PROPERTY

- Fully dog fenced property split into two yards
- Double width coloured concrete driveway
- Alfresco Entertainment Area with spacious timber decking, ceiling fan, Gas Point, power and TV antenna connection.
- 4 bay shed plus a workshop approx 7m x 15m with 3 phase power and 15amp plugs plus an extra rainwater tank storage of 7,500L with pump
- Chicken Pen
- Fire pit
- Backing onto a private dam with turtles, fish and regular pelican visitors
- Side vehicle access to the rear of the property
- Established landscaped gardens
- 66,000L concrete in ground Rainwater Storage with trickle feed town water and complete home filtration system
- 7,500L Rainwater Storage on the shed with pump
- Raised Vegetable Gardens
- HSTP system irrigation positioned with future pool in mind
- Gas Hot Water
- Privacy Hedges on boundary fence
- Established fruit trees include avocado, apple, lime, lemon, mandarin, peach, mulberry, pineapple and macadamia
- Rustic Carport for either a trailer or animal shelter
- Located in the beautiful Riemore Estate, approx 1 hour to Brisbane or the Gold Coast with the school bus available at the front door.
- No through road, safe quiet neighbourhood
- House size 319.5m²
- Land size 6,129m²
- Rates approx \$3260 per annum