

13 Tall Trees Way, Little Mountain, QLD 4551

For Sale

House 4 2 2



Peace, Privacy & Nature. A Family Sanctuary in Ivadale Lakes

Positioned within the highly sought-after Ivadale Lakes precinct, this impressive four-bedroom family home delivers the perfect combination of space, comfort, and lifestyle in one of Little Mountain's most tightly held pockets.

Open for Inspection

By Appointment.

Enjoying a peaceful setting opposite bushland and surrounded by lakes, 13 Tall Trees Way offers a lifestyle rarely found so close to everyday conveniences. Wake to the sound of native birdlife, explore scenic walking trails beneath established trees, and enjoy the privacy and tranquillity of a quiet no-through road, all while remaining just minutes from Caloundra's beaches, schools, shopping centres, medical facilities, and major transport links.

Thoughtfully designed for modern family living, the home offers multiple living zones and seamless indoor-outdoor integration. At the heart of the home, the open-plan kitchen, living and dining area creates a welcoming space for everyday family life and entertaining, while a separate media room and additional dining or lounge area provide flexibility for growing families.

Sliding glass doors open to a spacious covered alfresco, creating a natural extension of the home's living space. Overlooking the sparkling in-ground pool and landscaped backyard, this inviting outdoor setting is perfect for entertaining year-round. A dedicated fire pit area further enhances the lifestyle appeal, offering the ideal space to gather with family and friends.

The practical floorplan is complemented by four generously sized bedrooms, a dedicated study, spacious bathrooms, three toilets, and a separate laundry. Split-system air conditioning and ceiling fans throughout ensure year-round comfort, while quality finishes add a sense of style and functionality throughout the home.

Property Highlights:

- Four spacious bedrooms
- Dedicated study/home office
- Open-plan kitchen, living and dining area
- Multiple living zones, including a separate media room
- Well-appointed kitchen with quality appliances and ample storage
- 2 spacious bathrooms, 3 toilets
- Covered outdoor entertaining area

Listed By

Paul O'Brien

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Mobile: 0427 859 399

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Floorplan



Approx House Area 231m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, room and any other items and structures are approximate, and no responsibility is taken for any error, omissions or misstatement. Bathroom and kitchen fittings, door types, cupboards and appliances are illustrated as tokens and approximate to the actual fitting installed. This plan is for illustrative purposes and should be used as such by any prospective buyer

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LJ Hooker + **Team Forbes.**
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