



## FOR SALE

### VIEWS TO OCEAN & HINTERLAND - DUAL LIVING!

Relax, enjoy and entertain on the large north facing, covered deck with expansive ocean & hinterland views. Views extending beyond Mt Coolum are breathtaking as you enter this split level house that unfolds down the Buderim hillside. The newly enlarged high set deck catches the breezes and is cool in the summer, while the northern aspect maximises winter warmth.

#### Dual living:

Separate self contained unit, attached to the house, with bed/sitting room, kitchen and bathroom/laundry. Great for visitors or income from rental.

#### Main house:

New Thermatech steel roof with new gutters and gutter guards. Solar power, 2 KW PV system - 9 panels installed by Solahart. Great for reducing the power bills. High sloping internal ceilings give a sense of space to this light filled, open plan, beach style house. There are 2 large bedrooms which have built in cupboards and one smaller bedroom, plus a separate office space. The kitchen has generous pantry and cupboard space and a recently installed Smeg gas stove with electric oven. The bathroom has a full size bath, secure handrails and shower access for mobility aids. Separate wc. There are ceiling fans in the lounge, kitchen & 2 bedrooms. Recently re-polished hardwood floors throughout are treated with natural oils & wax coating for enhancing quality of timber and for ease of care. Become self sustainable in this lush landscape! The terraced hillside, Buderim-style garden features many varieties of fruit trees, exotic flowering ginger & heliconias and has an enclosed vegetable patch.

There is a fenced area and house for chickens. A 5000L Zinalume tank harvests the rainwater. An aluminium lock up garden shed and storage space are under the house. There is potential for additional rooms in this lofty undercroft space. Covered car accommodation as well as immediately adjacent generous 'on street' parking for Curlew Lane residents. Set within the dress circle of luxury Buderim homes with views, in a quiet lane, friendly neighbourhood and walking distances to the golf course and shopping centre. Close to buses, 5 mins to Moolooaba beach, Buderim Private Hospital & the Moolooaba Esplanade. 15 mins to Sunshine Coast Uni, the Sunshine Plaza & the new Sunshine Coast University Hospital. Easy access to the Bruce Highway

4 BED | 2 BATH | 1 CAR

#### PRICE:

\$525,000

#### OPEN FOR INSPECTION:

N/A



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