



# SOLD

## SOLD BY TRUDI GOWER AND PAUL CONWAY

At this price this home is nearly \$50,000 cheaper than the most recent similar sale in the area, and with a level block to boot. Other nearby properties have sold in the \$600,000 to \$800,000 range. Herron Todd White's Michael McNamara suggests finding a street that has the biggest difference between the cheapest houses and the most expensive indicates buyers are prepared to pay a premium for the nicest houses. "Those streets are the ones with the most potential," McNamara says.

Then this beautifully presented and well maintained home in the quietest of Buderim streets offers something special for you. The kitchen may be in original, but very workable, condition and the walls may need a modern shade but don't let this blindside you to the potential here. Buy, live and update and you will be on a sure fire winner in this emerging area of the Sunshine Coast close to the new CBD and 5 minutes on the Motorway to the Kawana Private Hospital.

The private back yard has side access for a caravan and an expansive indoor/outdoor entertaining area where you can enjoy time with family and friends. The home features four bedrooms, two bathrooms and generous sized kitchen and living area that flows to the outdoor undercover BBQ and in-ground pool. The established decorative front gardens are low maintenance and easy to care for with vegetable gardens at the rear. There is room for children and pets to play in safety.

The many extra features that add to the appeal and value of this home include solar power, security screens, level allotment and ample storage areas. The yard is fully fenced and there is a double lock up garage with extra cooking facilities for those who like to entertain large. The huge plus for this property is being next door to the Community Gardens where you can come together in a social setting with your immediate neighbours as well as cultivate your own vegetable gardens and bring the organic produce home to eat. A daily walk through this wonderland is a great way to start or finish each day. Long term owners are committed to moving south. They have listened to the feedback and adjusted the price accordingly. A must view before you commit elsewhere in this price range.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$525,500

OPEN FOR INSPECTION:  
N/A



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