

**1/79 Buderim Avenue, Mooloolaba, Qld 4557**

AMBER WERCHON

**Sold Apartment**

Sunday, 22 October 2023

1/79 Buderim Avenue, Mooloolaba, Qld 4557

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sally Hope  
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Daniel Gallen  
0468407208

## Contact agent

Amber Werchon Property presents to the market, 1/79 Buderim Avenue, Mooloolaba; this ground floor apartment in the well-located Tamarind building, an established complex of only six, boasts a prized northerly aspect inviting in natural light and circulating gentle sea breezes as well as showcasing ocean views. Across a single level it comprises two bedrooms, 2-way bathroom/laundry combo, modern kitchen, and open plan living/dining flowing out to north-facing terrace, plus single lock-up garage and off-street parking for a second vehicle. Recently renovated there is no immediate money needing to be spent and features include easy-care tiled flooring in living/kitchen, carpets and built-ins in bedrooms, remote controlled lights and ceiling fans, stone benches in kitchen, stainless steel appliances, and security screens. Body corporate fees are low, maintenance is minimal, and the building is perfectly positioned to maximise elevation and outlook. This is an ideal apartment for downsizing sea-changers, entry level beachside buyers, and investors alike; it is easy to lock and leave when off travelling, and always a joy to return home to. From here it is only 500-metres walk to Alexandra Headland's beach and 800-metres to the Alex Surf Club; Mooloolaba Esplanade with its world-class dining and retail is also walking distance – you are spoilt for choice, a surf at Alex or a swim at Mooloolaba? It truly is the best of both worlds, positioned approximately halfway to these popular, picturesque beaches, among Queensland's most desirable. Currently tenanted until February 2024 – buy today and benefit from income stream whilst you decide whether to move in, live and love or continue to rent out, building up equity in your investment, one that will appreciate significantly in value. It's a winning purchase either way, and a golden lifestyle for its occupants. Long-term investor owner is a committed seller; this one will fly. Act today. Features: Ground floor apartment in block of 6; north-facing with ocean views, 2 bedrooms, 2-way bathroom, open plan living, modern kitchen, SLUG; walk to both Alexandra Headland & Mooloolaba beaches, surf clubs, dining & retail; tenanted investment until February 2024 Agents: Sally Hope 0417 111 133 & Daniel Gallen 0468 407 208 - Amber Werchon