

108 North Buderim Boulevard, Buderim, Qld 4556

AMBER WERCHON

House For Sale

Thursday, 13 June 2024

108 North Buderim Boulevard, Buderim, Qld 4556

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1225 m2

Type: House



Rudi du Preez
0417774047



Candice du Preez
0402488429

Offers on or before the 4th of July

Amber Werchon Property presents to the market, 108 North Buderim Boulevard, Buderim: this tightly held brick and tile family home on a huge 1225m² block with a fenced child and pet-friendly backyard is vacant and ready for a little TLC to refresh and revitalise, and ready for its next exciting chapter. Across a light-filled single level, this north-facing home comprises formal entry porch, three bedrooms, two bathrooms, office with its own external entry, two separate living areas, central kitchen, enclosed entertaining room/patio, separate laundry, single lock-up garage, double carport, and single carport. Yes, there's plenty of covered parking and plenty of room! Existing features include split system air-conditioning in lounge, ceiling fans throughout, security screen door to office, separate shower and bath in family bathroom, wall oven, stainless steel dishwasher, rainwater tank, and a solar system (replaced in recent years). The garden has established leafy palms at front enhancing ambience and privacy, and mature trees at the rear border – the backyard is fully fenced and flat with masses of room for a pool and/or shed, if desired. On a block this big there'll be no excuse for the children not to get outside and kick a ball; more sunshine, less screentime! Located in a popular pocket of Buderim – ultra-family-friendly within walking distance to local parks and playgrounds, local shops, bus, and a short drive or 25-minute walk to Immanuel Lutheran College; the convenience is exceptional. It's only a five-minute drive to Coles supermarket and specialty shops, and less than 10 minutes' drive to Sunshine Plaza, Maroochy CBD, and stunning beaches. Renovators/property-flippers, investors, location-driven families, and first home buyers should take a serious look; homes on blocks this size are increasingly rare as high density living is taking over our suburbs, and there is very real potential here, not only to live and enjoy a premium coastal lifestyle but to make enhancements and add serious value and appeal! Held by original owners for over 30 years; make sure you are the first to act, this one is going to attract strong interest from a range of buyers and a quick sale is highly anticipated. This private treaty/sale is being facilitated by Openn Offers (an online sales process). It can sell to any Qualified Buyer at any time. Register your interest at the Openn App/Website or contact Rudi du Preez IMMEDIATELY to avoid missing out. The executor of the Estate requires a quick sale so don't delay act today! Beyond the Future Pty Ltd working in conjunction with Amber Werchon Property.