

# 111 North Buderim Boulevard, Buderim, Qld 4556



## House For Sale

Wednesday, 20 March 2024

111 North Buderim Boulevard, Buderim, Qld 4556

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 954 m2

Type: House



Melissa Schembri



Daniel Rees  
0456456753

## Low \$1 Million Buyers

This much loved family home on a huge, parklike 954m<sup>2</sup> block, offers relaxed, coastal living in an ultra-convenient location in close proximity to local schools, shops, and parks; and less than 10 minutes to stunning patrolled beaches and Maroochy River. A solid, brick and tile build, across a single level the home comprises three bedrooms plus office, two bathrooms, two separate living areas, central kitchen, expansive north-facing covered patio with delightful garden outlook, separate laundry, and double lock up garage. Features include elegant floor to ceiling bay window in master bedroom, 1 x split system air-conditioner, ceiling fans throughout including alfresco, separate shower and bath in main bathroom, ceiling roses and decorative cornices in both living rooms, roll down blinds, lock-up garden shed, and gated side access to bring in trailer/tinny etc. Meticulously maintained and presented by long-term owner of 20+ years; the interior and exterior are impeccable – it is ready to move straight into and enjoy. An upgrade to 4 bedrooms is easily possible with a garage conversion & added double carport out the front (\*STCA). Any updating you may invest in over time will value-add will be well worth while in this sought after family-friendly pocket of Buderim. Lush grassy lawn with masses of room for children and pets to play outdoors and there's plenty of space for a pool and/or a large shed, if desired. Mature established gardens, a mixture of native and tropical, along with colourful flowering plants attract abundant birdlife to admire and serenade you with their sweet song, along with butterflies and bees. The outdoor entertaining area is absolutely fantastic – so private and boasting a prized northern aspect, it is ideal for all season and all weather celebrations. An extra high roof with pitched ceiling and exposed beams really enhances the ambience day and night, and you'll spend so much leisure time out here relaxing, dining, and entertaining...creating precious memories that last a lifetime. Just two houses from a neighbourhood park, there's a very open, green feeling of space. Immanuel Lutheran College, one of the Sunshine Coast's oldest and most highly regarded schools is walking distance or short drive/cycle, and it's only five minutes to the North Buderim shops which include a Coles Supermarket. We did say convenient! Offered to the market for the first time since 2004; this one's a 'keeper' for all the above reasons. Welcome home... Summary of Features:-

- Immaculate family home on parklike 954m<sup>2</sup>
- 3 bedrooms + office, 2 bathrooms, 2 living
- Central kitchen flowing to all living areas
- Huge, covered outdoor patio for entertaining
- DLUG + gated side access, fenced backyard
- Leafy, mature established gardens will delight
- Plenty of room for a pool and/or large shed
- Can walk/ride to Immanuel Lutheran College
- Close to parks & local shops incl: Coles, Sushi
- Less than 10 mins to Plaza, CBD, beaches
- First time to market since 2004 – be quick!