

**12A Gwynore Court, Buderim, Qld 4556**

AMBER WERCHON

**Residential Land For Sale**

Thursday, 14 December 2023

12A Gwynore Court, Buderim, Qld 4556

Area: 5095 m2

Type: Residential Land



Rudi du Preez  
0417774047

**by Openn Offers. Closing 22nd January**

Amber Werchon Property presents to the market, 12A Gwynore Court, Buderim: this leafy 5095m<sup>2</sup> block, tucked away at the end of a dress circle cul-de-sac offers exceptional privacy as well as convenience, with access to village, beaches, golf, premium schools, and the university in minutes. There is a caretaker's cottage onsite; and if you build in the right position, you can maximise outlook and showcase ocean views. A very private, sanctuary-like setting with mature shady trees and an abundance of birdlife, you will feel nestled away from everything! Custom-design your lifestyle masterpiece of choice without any fear of overcapitalising in this desirable location, one of the Sunshine Coast's most sought-after postcodes; the size of the block could also lend itself to possibilities of building a second dwelling (subject to council approval). Current owners have building plans in place, available to peruse, upon request, which may be helpful and provide some inspiration. Located with quick easy access to major arterial routes including Mooloolaba Road connecting you to the beach, and Dixon Road connecting you to the motorway and educational facilities. Only a few minutes to Buderim CBD with supermarkets, tavern, dining, retail, banking, medical centres, primary school, post office, beautiful parks, and more...everything you could want, or need, is here or near. Other major amenities such as Sunshine Coast Airport, Sunshine Plaza, Sunshine Coast Public and Private University Hospitals are within a 15-20 minute proximity; and it's only 70 minutes to Brisbane International Airport. Vacant land in established, blue-chip pockets such as this are increasingly scarce, almost as rare as a unicorn. This is an outstanding opportunity to create something amazing amongst the trees in harmony with your surrounds and living your very best life in a coveted Buderim pocket. Beyond the Future Pty Ltd working in conjunction with Amber Werchon Property.