

**13/67-73 Buderim Avenue, Mooloolaba, Qld 4557**



**Unit For Sale**

Tuesday, 7 May 2024

13/67-73 Buderim Avenue, Mooloolaba, Qld 4557

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 173 m2**

**Type: Unit**



Jess Ruskin

0499466372

## Auction

Nestled in a desirable location, this two-storey townhouse presents a remarkable opportunity for those seeking space, convenience, and coastal living. Boasting a thoughtful design and a range of desirable features, this property offers a lifestyle of comfort and versatility. Upon entry, you are greeted by a well-conceived layout, highlighted by a single garage with internal access, complemented by an additional car space and room for a workshop or storage, catering to all your practical needs. With direct street access, effortless coastal living is within reach. The north-facing orientation invites an abundance of natural light into the home, with ocean glimpses enhancing the appeal. Embrace outdoor living with three distinct outdoor spaces, including a courtyard perfect for kids or pets, and a balcony off the main bedroom, ideal for enjoying the sea breeze. The heart of the home lies in the expansive kitchen, offering ample space for culinary exploration and entertaining. Spacious bedrooms with built-in robes provide comfortable retreats, while the full-size laundry with a drying balcony offers convenience and the potential for a herb garden. Every room boasts great proportions, providing a sense of openness and comfort throughout. Additionally, there's dedicated space for a study and air conditioning in every room, ensuring year-round comfort. Conveniently located within walking distance to both Alex and Mooloolaba Beaches, this property offers the quintessential Sunshine Coast lifestyle. Whether you're seeking a lucrative investment opportunity or a comfortable place to call home, this townhouse presents endless possibilities. Don't miss out on the chance to make this your own slice of coastal paradise. Arrange your inspection today and envision the endless potential that awaits in this remarkable property.

**WHAT WE LOVE-** North facing with ocean glimpses- 3 outdoor living spaces- Great proportions to every room- Direct street access- Internal access to garage- Air conditioning to every room- Easy walk to both Alex and Mooloolaba Beaches

Total: 173m<sup>2</sup> approx  
Internal size: 120m<sup>2</sup> approx  
Rates: \$2,130 p.a approx  
Body Corp: \$5,625 p.a approx