

**16 Ballinger Road, Buderim, Qld 4556**



**House For Sale**

Saturday, 11 May 2024

16 Ballinger Road, Buderim, Qld 4556

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 739 m2**

**Type: House**



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## Forthcoming Auction

Introducing 16 Ballinger Road, a beautifully renovated dual-living home that combines style and convenience in the heart of Buderim. Situated on a generous 739 m<sup>2</sup> block, this property offers a spacious four-bedroom layout. The upper level features three bedrooms, an open-plan kitchen with contemporary fixtures and finishes, and a modern bathroom. The lower level houses a self-contained studio apartment, perfect for guests, extended family, or as a rental opportunity. Positioned just 550 meters from the Buderim Marketplace, this home places you at the center of convenience. Start your day with all the essentials from Woolworths, browse the nearby shops for your daily needs, and keep active with easy access to local gyms—all without venturing far from your doorstep. For dining out, a selection of restaurants of different cuisines are also just a short walk away, perfect for those evenings when you prefer not to cook. For those with an active lifestyle or needing extra space for vehicles, the property includes two garages, each capable of accommodating two small cars, and features a shade sail over additional carport space, ideal for boats, trailers, and cars. This home is ideal for families, being just minutes away from top educational institutions such as Buderim Mountain State School, Matthew Flinders Anglican College, Siena College, and the University of the Sunshine Coast. This range of nearby schools makes it a perfect fit for families at all stages of life, from children who can walk to primary school to teenagers attending high school and adults pursuing higher education at the university. For those seeking a serene retreat, an 18-minute walk takes you to Buderim Forest Park, where you can immerse yourself in the tranquil scenery of a lush rainforest and a picturesque waterfall—perfect for leisurely weekends or a peaceful afternoon escape. The bustling Maroochydore CBD, just a brief 15 minutes away, offering even more shopping, dining and entertainment options at the Plaza Shopping Centre. The famous Mooloolaba and Alexandra Headland beaches also just a short 15 minutes away. This proximity enhances the beach lifestyle, ideal for those who relish coastal living and leisure. 16 Ballinger Road is an ideal choice for those looking for a blend of modern living, convenience, and a touch of nature's serenity. Whether you're housing a family, planning to rent it out for dual income potential, or simply seeking a charming place to call home, this property ticks all the boxes for a delightful lifestyle in Buderim.

- Dual-living-
- Short walk away from Buderim Marketplace-
- Minutes away from different schools and institutions-
- Close to scenic parks, restaurants and shops-
- Expansive outdoor area-
- 2 separate secure garages-
- Ample space for boats, trailers, and additional cars-
- Sitting on a 739sqm of land-
- Studio has own garage access-
- 15 minutes away from Maroochydore CBD and popular Mooloolaba and Alexandra Headlands beaches\*

\*This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.