

2/13 Boobook Court, Buderim, Qld 4556



House For Sale

Friday, 9 February 2024

2/13 Boobook Court, Buderim, Qld 4556

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jo Daley
0481322770



Cassi Nuske
0754053628

Over \$699,000

Team Cassi Nuske is proud to share this strategically located strata titled duplex home within easy walking distance to the prestigious school precinct that includes the Sunshine Coast University and Matthew Flinders College. Generous with creative design, a free-flowing floorplan and a private, exclusive use back yard, this property presents the ultimate in modern convenience. The well appointed residence comprises three built in bedrooms, modern kitchen at the heart of an open plan living zone together with an under cover alfresco and an additional open aired patio. 2/13 Boobook Court is ideal for investors and downsizers seeking a lock and leave residence or buyers seeking an easy-care property set in a prime location. With stylish design, a neutral colour pallet and surrounded by easy care gardens, this inviting home presents exceptional value within easy walking distance of local schools, retail and minutes to Buderim town centre. An inspection is highly recommended to truly appreciate this incredible home. - Established circa 2006 - Modern façade with stone accent features and separate driveway access - Three generous built-in bedrooms, main with ensuite - High ceilings throughout - Air conditioning to main bedroom and living - Modern kitchen with electric oven, ceramic cooktop and stone counters - Dining zone with easy access to alfresco - Private north facing alfresco with established landscaping - Established easy care gardens - Double lock up garage with remote access - Ceiling fans to bedrooms - No externally managed Body Corporate (shared insurance) - Rates approx. \$1,200 bi-annually - Currently tenanted until April 2024, vacant possession available. - Inspections by appointment - School catchment for Buderim Mountain State School and Chancellor State College, walking distance to Matthew Flinders College, Siena College and Sunshine Coast University - 5 min walk to local retail and public bus stop - 18 mins to Sunshine Coast University Hospital and 15 minutes to beaches - 70 mins to Brisbane International Airport and 20 minutes to Sunshine Coast Airport. Disclaimer: McGrath Coast & Hinterland will not be held liable for errors in information, parties to determine if the information is accurate.