

**2/43 Iluka Avenue, Buddina, Qld 4575**

**FLETCHER RILEY**

**Sold Duplex/Semi-detached**

Thursday, 12 October 2023

2/43 Iluka Avenue, Buddina, Qld 4575

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 125 m2**

**Type:**

**Duplex/Semi-detached**



Rebecca Fletcher



Alan Riley

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**\$1,090,000**

**The Vibe:** Located in the heart of Buddina, this exceptional single-level duplex stands out with its coastal charm and impeccable presentation. Featuring 2 bedrooms and 1.5 bathrooms, this residence has undergone a complete renovation, ensuring a contemporary and stylish living experience. The properties allure extends beyond its walls, as it sits just one house away from the pristine Buddina beach, accessible via a convenient laneway. This residence offers two-car accommodation, comprising a carport and a single internal garage. The internal garage has the potential for conversion into a versatile multi-purpose room, home office, or even a third bedroom to suit your lifestyle. Step into the front courtyard, a lush tropical oasis that seamlessly flows into the lounge room, creating a serene and welcoming atmosphere. The property's immaculate presentation is evident at first glance, with air-conditioned living areas ensuring year-round comfort. The inviting dining space provides an ideal setting for gatherings or intimate meals. The kitchen, featuring sleek stone bench tops and modern appliances, is sure to inspire culinary creativity. The location and convenience cannot be beaten, with everything you need within walking distance. From the nearby Kawana Shopping World, restaurants, and public transport, community facilities like the library, tennis courts, community garden, and the highly regarded Buddina State School. You'll also appreciate the close proximity to La Balsa Park, Point Cartwright Reserve and coastal pathway, offering abundant opportunities to embrace the coastal lifestyle. This duplex is not just a home; it's an investment opportunity with great potential. Whether you're seeking a permanent rental income or considering Airbnb possibilities, this property is positioned to deliver. Don't miss out on this exceptional opportunity. Contact us today to arrange a viewing and secure your place in this stunning duplex. It's more than just a property; it's your gateway to the coastal lifestyle you've always dreamed of.

**The Facts:** 2 bed, 1.5 bath, 2 car  
Stunning renovation  
Front and back courtyards  
Immaculately presented  
Steps to the waters edge  
Conveniently located close to shops, school, restaurants

**The Owners Love:** "We love this place for several reasons. We love the front and back courtyards, which provide an ideal space for our dog and outdoor living. The proximity to the beach is exceptional, and having a nearby laneway adds to the convenience. We enjoy the fact that we can walk to everything we need in this friendly neighbourhood - it feels like a permanent holiday. It's also perfect for entertaining friends and family, given the accessible single-level layout. The soothing sound of the ocean and the coastal climate in Buddina create a constant sense of tranquility and relaxation that we adore."