

**3/10 Ballinger Court, Buderim, Qld 4556**

**CENTURY 21**

**Sold Townhouse**

Friday, 1 March 2024

3/10 Ballinger Court, Buderim, Qld 4556

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 154 m2**

**Type: Townhouse**



**GRANT SMITH**

0410212121



**SEAN HARDING**

0410212121

**\$762,000**

Nestled on Top Of Buderim, embraced by the natural beauty of rainforest reserve, this setting is one of the most unique tranquil environments with the low maintenance convenience of townhouse living. Adjoining the rainforest reserve, the exclusive use area blends harmoniously, transitioning into lawned grass and the rainforest backdrop. This end townhouse is the only one in the complex to adjoin rainforest and boasts an exclusive use fenced pet area with doggy door to the laundry. Entertaining and relaxation is at ease with the large timber deck at the rear that directly adjoins the spacious open plan tiled living area. Being an end unit, almost every room has a window and view to the reserve. The living area on the ground level integrates with the crisp white kitchen and room for a study desk alongside the open staircase. There is a full laundry room, remote garage and powder room on the ground level. Upstairs there are three generous bedrooms with built-ins, including the master suite with air-conditioning and private balcony that boasts ocean glimpses towards Caloundra, a perfect outlook to start the day! The master bedroom features a modern ensuite and walk-in robe. The upstairs bathroom is also quite modern and generous in size, making this the perfect lifestyle townhouse to move in and enjoy with all the conveniences of the Buderim township only metres away... - Three Bedrooms With Built-ins - Three Townhouses In Complex - End Unit Position Adjoining Rainforest Reserve - Ocean Views From Master Bedroom Balcony - Generous Entertainment Deck - Open Plan Tiled Living Area - Crisp Modern White Kitchen - Study Nook Under Open Stairs - Fenced Pet Enclosure (Subject To BC Approval) - Established Landscape With Side Access - Crimsafe To Downstairs & Master Bedroom - Master Bedroom With Ensuite & Walk-in Robe - Single Remote Garage With Internal Access - Separate Laundry & Powder Room - Rental Appraisal \$650.00 Per Week Approx. - 100metres To Buderim Village - On-Top Of Buderim Location - Easy Walk To All Amenities This unique townhouse is so closely situated with Buderim Village while being a rainforest retreat of privacy & tranquility. BODY CORPORATE: \$6,288.20 (Less 20% If Paid On Time) SINKING FUND: \$11,474.82 As At 31.10.23