

38 Gloucester Road, Buderim, Qld 4556



House For Sale

Thursday, 13 June 2024

38 Gloucester Road, Buderim, Qld 4556

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Area: 3629 m2

Type: House



Wayne Sweet
0426184886

Auction

Auction Location: 38 Gloucester Road, Buderim Auction on-site 11am Saturday 6th July 2024.

THE HEART Discover Swagman's Rest, an extraordinary opportunity with this rare offering, property like this most likely not available again in this prime-position. Nestled on 2 lots on a spacious 3,629sqm allotment with a 40m frontage, this home has been cherished by the same family for 75 years. This expansive block holds limitless potential for the discerning buyer. Whether you envisage a comfortable residence or creating your own private sanctuary with a grand dream home and lush gardens, or a profitable subdivision (STCA), the possibilities are endless.

THE HEAD

- **Unprecedented Opportunity:** A rare find in Buderim, not to be missed.
- **Development Potential:** Subdivide from 2 lots into 4 lots (STCA).
- **Expansive Land:** 3,629 sqm of near-level terrain.
- **Historical Value:** Held by one family for over 75 years.
- **Quality Residence:** Solid, hardwood-framed two-story home.
- **Spacious Living:** 5 bedrooms, 1 bathroom, oversized carport, and separate shed.
- **Natural Ambiance:** Established 70-year-old trees enhance the parkland yard.
- **4 Minute walk to Buderim Mountain State School**
- **6 Minute walk to Buderim Village** with restaurants, cafes, swimming pool, shops, tennis club, and more.
- **Coffee club at end of street!**
- **Nature Access:** Walk to Buderim Forest Park and waterfall, a 4.5-hectare secluded oasis.
- **Beach Access:** Just 12 minutes to the stunning Mooloolaba Beach.
- **Educational Hub:** 8 minutes to Sunshine Coast University.
- **Convenient Transport:** Public and private schools nearby, with public transport at your door.
- **Rental Potential:** Estimated rental income of \$875 per week.

THE HOME Unlock the potential of 38 Gloucester Road! This is your chance to live your best life in a premium Buderim location. Renovate the existing home or build your dream residence on this large, level block. Create a personal oasis or maximize your return by subdividing (STCA). Enjoy a cosmopolitan lifestyle with Buderim's cultural and culinary delights just steps away. Experience the vibrant community spirit of Buderim Village. Major conveniences such as the Sunshine Coast Airport, Sunshine Plaza, and Sunshine Coast Public and Private University Hospitals are within a 7–15 km radius, with Brisbane International Airport just over an hour away. This exceptional property offers a unique opportunity for development and profit in a prime Queensland location. Act now to secure your future on the Sunshine Coast!

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.