

4/9 Boorook Street, Buddina, Qld 4575



Unit For Sale

Saturday, 11 May 2024

4/9 Boorook Street, Buddina, Qld 4575

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 95 m2

Type: Unit



ADAM DUNLOP

0404880869

FOR SALE

This second-floor apartment in a well established solidly built brick and tile building just 250-metres to direct beach access (with shower), offers a rare entry level opportunity into a blue-chip beachside location, known as Buddina's 'golden triangle' - whether investing to rent out or purchasing to occupy; this is location nirvana. Comprising two bedrooms, two bathrooms, modern kitchen, open plan living and dining flowing to a covered balcony, and compact laundry; plus, with covered parking space for one vehicle - it is an ideal size for a single or couple. With many original retro-features it is not without charm, and there is potential to renovate/update to value-add and suit personal taste. Existing features include easy-care tiled flooring throughout, built-ins in both bedrooms, separate bath and shower in the huge main bathroom, ceiling fans, stainless steel appliances and attractive pistachio-hued tiled splashback in kitchen, and floor to ceiling windows on northern side of master bedroom to flood room with natural light. Currently rented to quality tenants who would love to stay - it would make a fabulous, strategically located addition to any portfolio; or purchase today and move in when lease expires later in the year, you can be in, in time for summer! One of only six in a complex with no lift, no communal facilities, and no onsite management; body corporate fees are low, and maintenance is as minimal as it gets. It is pet-friendly (stbca) and only a 10 minute walk to an off-leash dog beach, where you and your canine companion can get daily exercise and make new friends. Not only is the beach just a short stroll - you can also walk to Point Cartwright Lighthouse reserve, La Balsa Park, local cafes, Kawana Surf Club, parks and playgrounds, Buddina State School, and Kawana Shoppingworld. Major amenities such as hospitals, schools, sporting stadiums/facilities, and the airport are within a 5-20 minute driving proximity. As one of the Sunshine Coast's most desirable beachside suburbs Buddina is also one of the region's hottest property markets; and properties this close to the beach will always be consistent performers in terms of demand driving strong price growth. This property offers an opportunity at a more attractive price point than many to secure a slice of beachside Buddina - it could suit investors, downsizers/sea-changers, property flippers, or a young beach loving single/couple. Summary of Features:-

- Spacious apartment in small complex - 250m to beach
- 2 bedrooms with built-ins, 2 bathrooms - large main
- Stylish modern kitchen with stainless steel appliances
- Open plan living/dining flowing to covered balcony
- Ceiling fans and easy-care tiled flooring throughout
- Good condition, mostly original - potential to update
- Only six in tightly held, solid, well established complex
- Low maintenance & low body corp. fees, pet-friendly
- Walk to beach (incl. dog beach), parks, shops, cafes
- 5-20 mins to hospitals, university, schools, & airport
- Affordable opportunity to invest in blue-chip location