

**13 Booral Street, Buderim, QLD, 4556**

AMBER WERCHON

## House For Sale

Thursday, 1 August 2024

13 Booral Street, Buderim, QLD, 4556

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Type: House



Rudi du Preez  
0417774047

## **Elegant North Facing Entertainer: Blue-Chip Enclave**

Amber Werchon Property presents to the market, 13 Booral Street, Buderim: this magnificent architecturally-designed residence on an 809m<sup>2</sup> block with beautifully landscaped gardens, expansive north-facing alfresco entertaining, sweeping coastal views, and a floor plan that facilitates excellent versatility including dual living; located in a coveted blue-chip enclave, it is quite the showstopper in every sense!

Across three light-filled levels, the home comprises formal entry, four bedrooms, four bathrooms plus powder room, elegant Hamptons style kitchen, multiple internal living zones, north facing terracing and covered patio overlooking sundrenched heated inground pool, private balconies and decks, self-contained studio with office/storage (and own entry), separate laundry, and double lock-up garage.

It is an impressive home in every sense with commanding street presence that sets the tone for what lies within; and the interiors are next-level in terms of quality and aesthetic appeal, working in symmetry with the design to provide the ultimate lifestyle residence that caters for everything and everyone in impeccable style.

Current owners have made a significant investment in improvements in the past two years including new carpets on upper level, new wooden staircase, new window furnishings (\$20K), replaced three of the air-conditioners, new flooring in studio, new ceiling fans and downlights throughout, new luxury master ensuite and upgrades to the three other bathrooms; as well as extensive external works.

Other notable features include stunning hardwood floors on main level, stone benches in kitchen, premium appliances including three ovens and integrated dishwasher, servery to enclosed east-facing deck with wet-bar and fireplace, exclusive balcony off master, exclusive patio and private entry off ensuited guest bedroom, bar in living/dining, water tank for pool and gardens, and 5kW solar power.

With its prized northerly orientation, the home is filled with light, captures gentle breezes, and showcases breathtaking views encompassing Mount Coolum the coastal strip and ocean – enjoy spectacular sunrises over a freshly brewed morning coffee; and at twilight be dazzled and enchanted by the shimmering spectacle and kaleidoscope of colours of the glittering evening coastal lights.

Located on the prestigious north-eastern escarpment of Buderim, just five minutes to the CBD, within 10 minutes of premium private schools and the university, 10-15 minutes to patrolled beaches, 15 minutes to Sunshine Plaza and Maroochy CBD, 17 minutes to the airport, and 20 minutes to major hospitals – access to all the essentials is quick and easy.

13 Booral Street, Buderim is a first-class residence that is truly dressed to impress in an ultra-desirable neighbourhood; it is an absolute MUST see for anyone in the market for a well-located, high-end designer lifestyle home.