

**62/16 Toral Drive, Buderim, Qld 4556**

**CENTURY 21**

**Townhouse For Sale**

Wednesday, 19 June 2024

62/16 Toral Drive, Buderim, Qld 4556

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 155 m2**

**Type: Townhouse**



**GRANT SMITH**

0410212121



**SEAN HARDING**

0410212121

## For Sale

Offering a low maintenance lifestyle with a Buderim address, this centrally located townhouse is only moments away from the Sunshine Coast University, local schools, shops & transport. As you enter the gated private courtyard, there is a grassed area and gardens for a small pet, or simply to admire from the covered outdoor entertainment area. Entering into the living room, there is generous space with tiles throughout downstairs. The galley kitchen features a stone top and stainless steel appliances. There is a separate laundry room and powder room on the ground level for guests. A double remote garage is accessed from the rear laneway and offers direct internal access to the kitchen area for convenience. Upstairs are three large bedrooms with built-ins, the master featuring an ensuite. There is also a multi purpose area at the top of the staircase ideal for a study or homework area. This well presented complex also offers a large pool and bar-be-cue amenities, perfect for preparation into summer! Being owner occupied with vacant possession available at settlement and a refresh throughout, this is the perfect option for first home buyers, downsizers or investors to simply choose their tenant! Located only moments to Matthew Flinders Anglican College, Sienna College & Chancellor Park High, this is the ideal option for families looking for convenience. There is a café and gym a short walk away, making this a great lifestyle location! - Three Bedrooms With Built-ins- Open Plan Tiled Living Area- Air-conditioning To Living & Master- Lounge Opens To Private Courtyard- Pool In The Complex- Freshly Painted- Modern Kitchen- Stone Tops To Kitchen- Stainless Steel Appliances- Upstairs MPR / Study- Master Bedroom With Ensuite- Ceiling Fans Throughout- Double Remote Garage With Internal Accesses- Rental Appraisal \$600.00-\$650.00 Per Week Approx.- Walk To Local Parks & Schools- Gym & Café At The Entrance To The Complex- Easy Proximity To University This well presented townhouse is ready to move in for an owner occupier or choose a tenant and rent out as an investor in a strongly demanded Buderim enclave. BODY CORPORATE: \$3,453.36pa SINKING FUND: \$118,729.77 As At 31.10.23 Building & Pest Reports Available Upon Request.