

# Property Information

From the owners of

## 6 Gibson Street, Buderim



<b>Configuration</b>	3 Bed + 2 Bath + 2 Car + Pool
<b>Land Size</b>	<b>Land:</b> 771sqm
<b>Rates</b>	The rates are approximately <b>\$2,547.92</b> per annum.
<b>Rental Appraisal</b>	The Rental Appraisal for this property is approximately <b>\$900.00</b> to <b>\$980.00</b> per week.
<b>What first attracted you to this home?</b>	We fell in love with the gentle sea breezes, the sense of space from the high ceilings, the light-filled, airy interiors, and the convenience of being able to walk to nearby schools and shops.
<b>What is the construction of the property and roof?</b>	<b>Property:</b> constructed with a combination of brick and brick veneer. <b>Roof:</b> constructed from Colourbond.
<b>When was the home built?</b>	The property was built in 1995.
<b>Why are you selling?</b>	We're downsizing and moving into a Retirement Village.
<b>Inclusions to stay</b>	Dishwasher, blinds, curtains, planter box, lemon and lime potted trees, along with an assortment of pots.
<b>Any cooling or heating?</b>	Yes, the rumpus room features a reverse cycle air-conditioning unit, and ceiling fans are installed throughout the home.
<b>School catchments</b>	Buderim Mountain State School – Prep to Year 6 Maroochydore State High School – Year 7 to Year 12
<b>Closest public transport</b>	<b>Bus Stop:</b> Gloucester Rd (at Fielding St) <b>Bus Stop:</b> King St (at Water St)

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<b>Have you completed any renovations or additions?</b>	<p>During our ownership, we have undertaken the following improvements:</p> <ul style="list-style-type: none"><li>• Added a swimming pool.</li><li>• Recently renovated the kitchen.</li><li>• Recently renovated the bathroom.</li><li>• Installed a balcony off the main living area.</li></ul>
<b>Any other benefits?</b>	<ul style="list-style-type: none"><li>• Spacious backyard with a pool already in place.</li><li>• Versatile downstairs room – ideal for dual living, or a home office.</li><li>• Located in a quiet street within a friendly neighbourhood.</li><li>• Beautiful timber flooring and high ceilings upstairs.</li><li>• Easy, level walk to Buderim Village and local schools.</li></ul>