

# Property Information

From the owners of  
**1/38 Mill Road, Buderim**



<b>Configuration</b>	3 Bed + 2 Bath + 1 Car
<b>Property Size</b>	<b>Property:</b> 227sqm
<b>Rates</b>	The rates are approximately <b>\$2,291.66</b> per annum.
<b>Body Corporate Fees</b>	The Body Corporate fees are approximately <b>\$3,983.32</b> per annum.
<b>Rental Appraisal</b>	The Rental Appraisal for this property is approximately <b>\$700.00</b> to <b>\$780.00</b> per week.
<b>What first attracted you to this home?</b>	We were immediately drawn to the 'on top' Buderim location, within easy walking distance to Buderim Village Park and Buderim Mountain State School. The position of the townhouse within the complex also appealed to us – it felt private, with no overlooking neighbours. The home is bright, airy, and flows beautifully, and we could instantly see our family being happy here.
<b>When was the home built?</b>	The property was built in 1995.
<b>Why are you selling?</b>	We are looking to sell as our growing family business requires more space and the flexibility to work from home.
<b>Inclusions to stay</b>	Dishwasher, blinds and curtains.
<b>Any cooling or heating?</b>	Yes, the living area features a split system air-conditioning unit, and ceiling fans are installed throughout the home.
<b>School catchments</b>	Buderim Mountain State School – Prep to Year 6 Chancellor State College – 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 Wirreanda Park)

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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>• Replaced flooring in the master bedroom, second bedroom, and garage.</li><li>• Installed a new oven.</li><li>• Added fans in all bedrooms and the garage.</li><li>• Refreshed the ensuite.</li><li>• Professionally painted the interior of the home.</li><li>• Updated lighting throughout.</li><li>• Installed new shower and bath taps in main bathroom.</li><li>• Fitted mirrored wardrobes in the garage, providing excellent storage.</li></ul>
<b>Any other benefits?</b>	<ul style="list-style-type: none"><li>• Lovely home in a fantastic location, offering an easy and relaxed lifestyle.</li><li>• 5-minute walk to the nearest IGA, 10-minute walk to Buderim Village Park, and a short distance further to the primary school.</li><li>• Meridian Gardens complex is a welcoming community that also respects your privacy. Residents are house proud, which is evident throughout the complex, and the low Body Corporate fees ensure the gardens are regularly maintained.</li><li>• Well-built, low-maintenance townhouse – a beautiful home that we are confident the next owners will enjoy as much as we have.</li></ul>