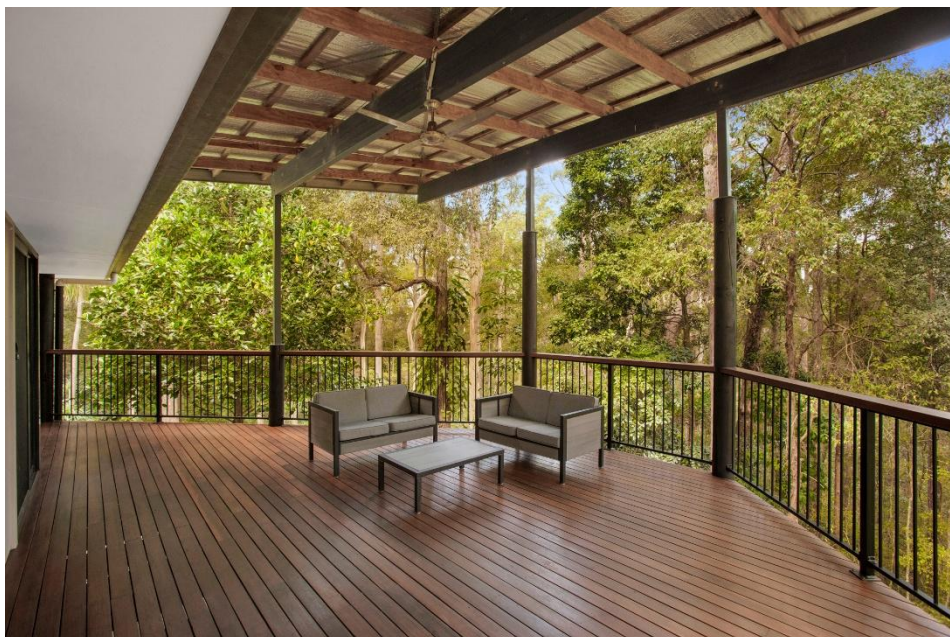


Property Information

From the owners of
26 Topview Drive, Mons



Configuration	3 Bed + 2 Bath + 2 Car
Land Size	Land: 5,230sqm
Rates	The rates are approximately \$2,484.82 per annum.
Rental Appraisal	The Rental Appraisal for this property is approximately \$1,000.00 to \$1,100.00 per week.
What first attracted you to this home?	What first attracted us to this home was the large, usable land, the peace and privacy with only one neighbour, and it's the perfect location – right next to the town centre and just 10 minutes from the beach. Waking up to the sounds of birds and enjoying the incredible local wildlife, from colourful birds to rock wallabies, has been a daily delight. The property also has so much potential: with existing irrigation in place, we had plans for a pool, an extension, a guest house, and even a flourishing food forest – plans we would have loved to realise if it weren't for Michael's health.
What is the construction of the property and roof?	Property: timber frame Roof: Colourbond with insulated fiberglass batts
When was the home built?	The property was built in 1994.
Why are you selling?	We are selling due to health reasons.
Inclusions to stay	Dishwasher, blinds and curtains.
Any cooling or heating?	The home features ducted air-conditioning and ceiling fans throughout, ensuring comfort all year round.

Property Information

From the owners of

26 Topview Drive, Mons

School catchments	Buderim Mountain State School – Prep to Year 6 Chancellor State College – Year 7 to Year 12 Matthew Flinders Anglican College – Prep to Year 12 Sunshine Coast Grammar School: Prep to Year 12 Siena Catholic College: Prep to Year 12
Closest public transport	Bus Stop: Mons Rd (near Twin Ridges Rd) Bus Stop: Mons Rd (near Wilguy Cr)
Have you completed any renovations or additions?	During our ownership, we have undertaken the following improvements: <ul style="list-style-type: none">• New decks installed downstairs and off the main room (3 years ago)• Ducted air-conditioning added (3 years ago)• Landscaped gardens featuring over 150 trees and plants• New flooring in the lounge room• New carpets (ready for sale)• Re-built the dam• Entire interior of home freshly painted (ready for sale)
Any other benefits?	<ul style="list-style-type: none">• Located in a quiet, private street with no traffic• Tranquil surroundings with the delightful sounds of birds• Peaceful and private setting, perfect for relaxing• Low-maintenance property, allowing more time to enjoy the lifestyle