

Property Information

From the owners of

17 Hillview Drive, Buderim



Configuration	4 Bed + 2 Bath + 2 Car + Pool + Extra Space for Additional Vehicles/Boat/Caravan
Land & Property Size	Land: 1,708sqm Property: 265sqm
Rates	The rates are approximately \$2,532.82 per annum.
Rental Appraisal	The Rental Appraisal for this property is approximately \$1,200.00 to \$1,300.00 per week.
What first attracted you to this home?	We were first drawn to the home by its peace and tranquility. It's incredibly private, filled with the sound of birdsong, and the quiet cul-de-sac feels safe for all ages.
What is the construction of the property and roof?	Property: Brick Roof: Colourbond with insulation
When was the home built?	The property was built in 2003.
Why are you selling?	As we approach the 'empty nest' phase of our lives, we've made the decision to downsize and say goodbye to our beloved Hillview Haven.
Inclusions to stay	Dishwasher, blinds, curtains, pool equipment, outdoor entertaining area fridge, wood bin, and firewood in garage.
Any cooling or heating?	Ducted air-conditioning and ceiling fans throughout, plus a cozy fireplace in the main living area.
School catchments	Buderim Mountain State School – Prep to Year 6 Chancellor State College – Year 7 to Year 12 Siena Catholic College – Prep to Year 12
Closest public transport	Bus Stop: Mooloolaba Rd (at Buderim Pines Dr)

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Have you completed any renovations or additions?	<p>During our ownership, we have undertaken the following improvements:</p> <ul style="list-style-type: none">• Entire home freshly painted throughout in 2022.• Extensive landscaping upgrades, enhancing the outdoor spaces.• Concrete car park installed at the top of the driveway for added convenience.• Plantation shutters added to the bedrooms for style and privacy.• New KChlor digital chlorinator and cell installed in December 2024, ensuring the pool remains in top condition.• 13.2KW solar system installed (February 2024).• 9.6KW battery installed (February 2024), enhancing energy efficiency.
Any other benefits?	<ul style="list-style-type: none">• Friendly, welcoming neighbours in a peaceful setting.• Fibreoptic internet installed, providing excellent WiFi throughout the house.• No through traffic, ensuring privacy and safety.• Abundant birdsong, creating a serene atmosphere.