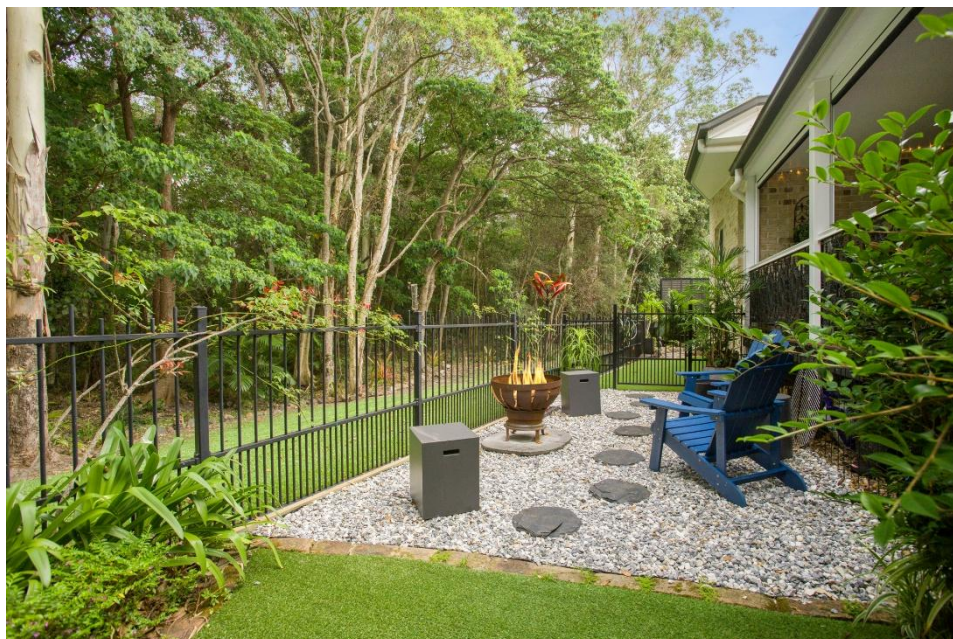


Property Information

From the owners of

16 Flame Tree Court, Palmwoods



Configuration	3 - 4 Bed + 3 Bath + 2 Car + Extra Space for Additional Vehicles/Boat/Caravan
Land & Property Size	Land: 779sqm Property: 372sqm
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 initially drawn to the home's unique style and potential, along with its stunning outlook over the surrounding bushland, which is home to koalas, and the beautiful lake views. We also loved the peacefulness of the estate, the extensive walking paths, and the abundant green space throughout the community.
What is the construction of the property and roof?	Property: Brick Veneer Roof: Colourbond with insulation
When was the home built?	The property was built in 2005.
Why are you selling?	We are looking to return to Buderim to be closer to our family.
Inclusions to stay	Dishwasher, blinds, curtains, and microwave.
Any cooling or heating?	Reverse-cycle air-conditioning in all living areas, split system air-conditioning in two bedrooms, ceiling fans in all bedrooms, and a cozy gas fireplace in the living room.
School catchments	Palmwoods State School – Prep to Year 6 Nambour State College – Year 7 to Year 12 Suncoast Christian College – Prep to Year 12

Property Information

From the owners of

16 Flame Tree Court, Palmwoods

Closest public transport	Bus Stop: Palmwoods School Rd (at Cobb & Co Lane)
Have you completed any renovations or additions?	<p>During our ownership, we have undertaken the following improvements:</p> <ul style="list-style-type: none"> • Installed reverse-cycle air-conditioning in all living areas. • Laid new flooring throughout the house. • Completed full internal and external repainting of the home. • Installed new ceiling fans and light fittings throughout. • Fully renovated the kitchen, including brand-new Smeg appliances. • Added zip screens on two sides of the veranda. • Replaced the solar system inverter (two months ago). • Installed an underground garden sprinkler system to most garden beds. • Added new lighting and power outlets to most rooms. • Fully renovated the master ensuite. • Installed new window and door security screens throughout. • Applied epoxy flooring in the garage. • Replaced the living room firebox and surrounds. • Installed gutter guard across the entire home. • Laid artificial turf in the backyard and partially in the side yard. • Added storage in the laundry/mudroom. • Created a caravan storage area beside the home. • Installed ambient filters and a boiling water tap in the kitchen.
Any other benefits?	<ul style="list-style-type: none"> • 10KW solar system with brand-new inverter. • The welcoming village of Palmwoods. • Close to a selection of charming cafes and restaurants. • Extensive walking paths connecting much of the suburb. • Beautiful lake and bushland views. • Positioned in a quiet street at the end of a cul-de-sac.