

# Property Information

From the owners of

## 236 Mooloolaba Road, Buderim



<b>Configuration</b>	3 Bed + 1 Bath + 1 Car
<b>Land Size</b>	<b>Land:</b> 1,066sqm
<b>Rates</b>	The rates are approximately <b>\$2,532.82</b> per annum.
<b>What first attracted you to this home?</b>	<p>The view, absolutely. Sweeping sea views from Mooloolaba through to Caloundra, with Moreton Island in the distance, and a wide green expanse stretching almost to Brisbane. I can watch cruise ships heading out from Brisbane, and at night, the twinkling lights of the Sunshine Coast. Sitting on the back deck and watching the weather roll in – storms, lightning, and rain – is simply magic. Many hours have been spent there with a glass of champagne, taking in the beautiful panorama.</p> <p>I love gardening, and when I first saw the property it really needed some TLC. Over the next twenty-plus years, with plenty of blood, sweat and tears, I have lovingly created a beautiful garden with pebbled paths, bird baths and many points of interest. With no lawn to mow, it's low maintenance, bird-attracting and a very enjoyable place to wander.</p>
<b>What is the construction of the property and roof?</b>	<b>Property:</b> Timber Weatherboard <b>Roof:</b> Colourbond
<b>When was the home built?</b>	The property was built in 1986.

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<b>Why are you selling?</b>	As I've gotten older, I'm no longer able to manage as much gardening or climb ladders as I once did, over the past two years I've been considering a move as maintaining a larger block has become more physically demanding. I've painted most of the house over the years, but this is no longer possible for me. While I still love living here and will miss the beautiful views and gardens dearly, I know I need to be realistic and prepare for a less demanding lifestyle. I look forward to creating a new, smaller garden and passing this special place on to someone else to enjoy.
<b>Inclusions to stay</b>	Blinds and curtains throughout, all statues, the Balinese fountain located outside the master bedroom, the small birdbath in the front garden, and all items currently on the front porch and back verandah.
<b>Any cooling or heating?</b>	Split system air-conditioning in the main living and dining area, plus ceiling fans in the living area and one bedroom.
<b>School catchments</b>	Buderim Mountain State School – Prep to Year 6 Mountain Creek State High School – Year 7 to Year 12
<b>Closest public transport</b>	<b>Bus Stop:</b> Mooloolaba Rd (at Buderim Pines Dr). <b>Bus Stop:</b> Mooloolaba Rd (at Foote Ave).
<b>Any other benefits?</b>	<ul style="list-style-type: none"> <li>• Elevated position with expansive coastal and hinterland views.</li> <li>• Excellent natural airflow and cooling breezes.</li> <li>• Established, low-maintenance gardens with no lawn to mow.</li> <li>• Flexible layout with future potential.</li> </ul>