

Property Information

From the owners of
28 Wilguy Crescent, Buderim



Configuration	5 Bed + 3 Bath + 2 Car
Land & Property Size	Land: 842sqm Property: 294sqm
Rates	The rates are approximately \$2,712.92 per annum.
Rental Appraisal	The Rental Appraisal for this property is approximately \$1,250.00 to \$1,350.00 per week.
What first attracted you to this home?	We were first attracted to the home for its versatile layout, central location, and quiet street. Our original intention was to live here for only a year, however, more than 10 years later we've decided to sell. The separation between the levels has been ideal for visits from our children and grandchildren, allowing everyone to enjoy their own space.
What is the construction of the property and roof?	Property: Suspended Slab Roof: Tile
Why are you selling?	We've since purchased land and are now looking to build our dream home.
Inclusions to stay	Dishwasher, blinds and curtains.
Any cooling or heating?	Two split system air-conditioning units servicing two living areas, plus ceiling fans throughout.
School catchments	Buderim Mountain State School – Prep to Year 6

DISCLAIMER: The information contained in this fact sheet is provided by the seller of the property and is therefore their opinion and recollection and may not be wholly accurate. Please rely on your own searches and investigations to verify the accuracy of the information.

McGrath

Property Information

From the owners of
28 Wilguy Crescent, Buderim

	Chancellor State College – Year 7 to Year 12
Closest public transport	Bus Stop: William St (near Mons Rd) Bus Stop: Mons Rd (near Wilguy Cr)
Any other benefits?	<ul style="list-style-type: none">• Centrally located within walking distance to Buderim Village.• Quiet, family-friendly street with lovely neighbours.• Excellent separation allowing everyone in the family to enjoy their own space and privacy.• Versatile layout offering a range of options and possibilities for the rooms throughout the home.• North-facing orientation enhancing year-round livability.• Low-maintenance, easy care yard.