

Property Information

From the owners of
4 Placid Place, Buderim



Configuration	4 Bed + 3 Bath + 2 Car
Land Size	Land: 600sqm
Rates	The rates are approximately \$2,532.82 per annum.
Rental Appraisal	The Rental Appraisal for this property is approximately \$950.00 to \$1,050.00 per week.
What first attracted you to this home?	The peaceful location, privacy and surrounding natural environment first attracted me to the property, along with the quiet setting and the huge potential offered, including the possibility of dual living downstairs and the opportunity to generate a second income through air-bnb.
What is the construction of the property and roof?	Property: Clad with Hardi Plank Roof: Colourbond
Why are you selling?	The decision to sell is due to relocating further north up the coast.
Inclusions to stay	Dishwasher, blinds and curtains.
Any cooling or heating?	Ducted air-conditioning throughout, ceiling fans in all rooms, and 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

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

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Closest public transport	<p>Bus Stop: King St (at Hamilton St) Bus Stop: Mooloolaba Rd (at Foote Ave)</p>
Have you completed any renovations or additions?	<p>During my ownership, I have undertaken the following improvements:</p> <ul style="list-style-type: none"> • Installed new security screens throughout • Repainted the interior and exterior of the home • Installed new blinds throughout • Installed new retractable patio blinds • Renovated the master bedroom, including expansion of the room and addition of a large ensuite and dressing room/walk-in-robe • Renovated the laundry • Installed a new Bosch dishwasher • Installed window tinting to three front-facing windows • Refurbished the decking, including the landing and front steps • Purchased a new pool cleaner, broom, and scoop • Installed new electrical fittings throughout, including fans and lighting, as well as exterior deck lighting and the downstairs dual living area • Installed ducted air conditioning throughout • Installed a new termite barrier around the property • Installed new carpet in all bedrooms • Installed new kitchen tapware and updated the water filter • Installed new frosted window paneling to the front door • Added a new flue to the fireplace in the living area • Purchased two new garage door fobs • Re-threaded the clothesline
Any other benefits?	<ul style="list-style-type: none"> • Well-located property • Quiet, family-friendly street • Flexibility for dual living or an additional income stream