

A word from the Owners of

4/168 Burnett Street, Buderim



Configuration	3 Bedrooms 2.5 Bathrooms 1 Car
Townhouse Size	Townhouse: 96sqm
Rates	\$2,484.82 per annum – approximately.
Body Corporate Fees	\$5,100.00 per annum – approximately.
Rental Appraisal	\$750.00 to \$800.00 per week – approximately.
What first attracted you to this home?	<p>What first attracted me to the property was the location and overall feel – it has a real village atmosphere, very green and leafy, with the townhouse tucked away for added privacy. It's also incredibly convenient, with Mooloolaba Beach, Sunshine Plaza and the town centre all about 10 minutes away, along with easy access to the motorway.</p> <p>I was also drawn to the size and layout of the home, with three generous bedrooms, a spacious main with ensuite and great storage, plus a practical floorplan that offers flexibility.</p>
Why are you selling?	I've recently married and am now looking to purchase a house for the next stage of life.

McGrath

A word from the Owners of

4/168 Burnett Street, Buderim

<p>What is the construction of the property and roof?</p>	<p>Property: Brick Veneer Roof: Tiled with Batts Insulation</p>
<p>When was the home built?</p>	<p>Year Built: 1992</p>
<p>Inclusions to remain with the property?</p>	<p>Blinds throughout and a garden shed located in the courtyard.</p>
<p>Any cooling or heating?</p>	<p>Ceiling fans are installed throughout the property. Air-conditioning could also be added if desired, with other townhouses in the complex already having it installed.</p>
<p>School catchments</p>	<p>Buderim Mountain State School – Prep to Year 6 Maroochydore State High School – Year 7 to Year 12</p>
<p>Closest public transport</p>	<p>Bus Stop: Burnett St (near Townsend Rd).</p>
<p>Have you completed any renovations or additions?</p>	<p>During my ownership of the property, the following renovations and updates have been completed:</p> <ul style="list-style-type: none"> • The ensuite was renovated approximately 7-8 years ago. • The main bathroom has recently had a new shower screen and toilet cistern installed. • The laundry includes a toilet (installed at the time of the ensuite renovation) and has recently been updated with a new laundry tub and tapware. • Brand new carpet has been installed throughout the property. • A new oven has recently been installed in the kitchen. • New light switches and power points have been installed throughout.
<p>Are there any other benefits or features you love about the property?</p>	<ul style="list-style-type: none"> • Idea lock-up and leave property. • Designed for low-maintenance, easy living. • Positioned within easy walking distance to Buderim Village. • Very well suited for both owner-occupiers and investors. <p><small>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.</small></p>