

# A word from the Owners of 6 Hillston Street, Buderim



<b>Configuration</b>	3 Bedrooms + Study   2 Bathrooms   2 Car
<b>Land &amp; House Size</b>	<b>Land:</b> 874sqm <b>House:</b> 191sqm
<b>Rates</b>	\$2,533.36 per annum – approximately.
<b>Rental Appraisal</b>	\$1,000 to \$1,050 per week – approximately.
<b>What first attracted you to this home?</b>	We were initially drawn to the welcoming feel of the street, the strong potential the property offered, and the functional layout of the home.
<b>What is the construction of the property and roof?</b>	<b>Property:</b> Brick & Tile <b>Roof:</b> Colourbond
<b>When was the home built and who was the builder?</b>	<b>Year Built:</b> 1990 <b>Builder:</b> AV Jennings
<b>Inclusions to remain with the property</b>	Dishwasher, along with blinds and curtains throughout the property.

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<p><b>Any cooling or heating?</b></p>	<p>Ceiling fans are installed throughout the property, complemented by split system air-conditioning in the living area and master bedroom.</p>
<p><b>School catchments</b></p>	<p>Buderim Mountain State School – Prep to Year 6 Maroochydore State High School – Year 7 to Year 12</p>
<p><b>Closest public transport</b></p>	<p><b>Bus Stop:</b> Gloucester Rd (at Fielding St).</p>
<p><b>Have you completed any renovations or additions?</b></p>	<p>During our ownership, the property has undergone a comprehensive, high-quality renovation throughout, including:</p> <ul style="list-style-type: none"> <li>• Complete electrical upgrade with new wiring, lighting, switches and ceiling fans throughout.</li> <li>• Premium hybrid flooring installed across the main living areas.</li> <li>• Plush, high-quality carpet fitted to all bedrooms.</li> <li>• Designer kitchen renovation featuring brand-new European appliances, complemented by the addition of a butler's pantry within the laundry.</li> <li>• Both bathrooms fully transformed with quality fittings and contemporary finishes.</li> <li>• Freshly repainted throughout, creating a cohesive and move-in ready finish.</li> <li>• Gardens landscaped and tidied to create a low-maintenance outdoor setting with space to install a pool if desired.</li> </ul>
<p><b>Are there any other benefits or features you love about the property?</b></p>	<ul style="list-style-type: none"> <li>• Positioned in a quiet cul-de-sac with convenient walking track access through to Buderim Village.</li> <li>• Peaceful, friendly and secure neighbourhood.</li> <li>• Added benefit of approximately 6.5KW solar.</li> <li>• Extensively renovated throughout with no expense spared, offering a true move-in ready opportunity for its next owners.</li> </ul>

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.