

A word from the Owners of 25 Quiet Valley Crescent, Buderim



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| Configuration | 4 Bedrooms + Study 2 Bathrooms 1 Car Pool |
| Land & House Size | Land: 895sqm House: 171sqm |
| Rates | \$2,726.12 per annum – approximately. |
| Rental Appraisal | \$1,150.00 to \$1,200.00 per week – approximately. |
| What first attracted you to this home? | We initially viewed another property for sale in the street and knew straight away it was where we wanted to live. What ultimately drew us to this home was the outlook from the backyard – we could see the potential to enhance the original footprint, and we loved the size of the flat, usable lawn for the kids. |
| What is the construction of the property and roof? | Property: Brick Veneer Roof: Colourbond |
| When was the home built? | Year Built: 1991 |
| Why are you selling? | We're only selling as we've relocated to Airlie Beach for a regional lifestyle change, made possible by a work opportunity. It was a very tough decision for us, especially after the renovations we completed to make the home perfect for our family, however it's necessary to make the move financially viable. |

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| Inclusions to remain with the property? | Dishwasher, blinds and curtains throughout, and a security camera system. |
| Any cooling or heating? | Ceiling fans are installed throughout the property, complemented by a brand-new split system air-conditioning in one living area. |
| School catchments | Buderim Mountain State School – Prep to Year 6 Maroochydore State High School – Year 7 to Year 12 |
| Closest public transport | Bus Stop: Lindsay Road (near Attunga Cres). |
| Have you completed any renovations or additions? | <p>During our ownership, the property has undergone a comprehensive, high-quality renovation throughout, including:</p> <ul style="list-style-type: none"> • Complete reconstruction of the deck with a hardwood frame and composite decking. • Brand new swimming pool by Marvel Pools. • New landscaping to both the front and rear, including turf, retaining walls, and established gardens. • Approximately 100sqm extension to the rear of the home, creating an additional open plan living area and fourth bedroom. This extension also allowed for two skylights to be installed (currently framed for future installation, which is why the building and pest inspection noted missing screws in this section of the roof). • Brand new kitchen, laundry, and both bathrooms. • New flooring throughout the home. • Full internal and external repaint. • Roof restoration to the original part of the home, with warranty still in place and transferable to the new owner. |
| Are there any other benefits or features you love about the property? | <ul style="list-style-type: none"> • Peaceful, friendly and secure neighbourhood. • Within walking distance to Buderim Village, with easy access to shops, schools, and local amenities. • A beautiful, private backyard with a tranquil bush backdrop and abundant birdlife. • Extensively renovated throughout, offering a true move-in ready opportunity for the next owners. |

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.