

A word from the Owners of 28-30 Millstream Court, Buderim



Configuration	4 Bedrooms 2.5 Bathrooms 2 Car + Additional Parking Pool
Land Size	Land: 941sqm
Rates	\$2,532.82 per annum – approximately.
Rental Appraisal	\$1,100.00 to \$1,200.00 per week – approximately.
What first attracted you to this home?	One of the first things we loved about the home was the location and the beautiful feel of the street, surrounded by established greenery and a real sense of peace and privacy. We also loved being within walking distance to Buderim Village, while still having additional space to accommodate a boat or caravan, which was incredibly important to us.
Why are you selling?	We are selling to downsize and relocate to NSW to be closer to our children and grandchildren. While we're excited for this chapter, we will certainly miss our home – especially the beautiful gardens and the peaceful lifestyle we've enjoyed so much.
What is the construction of the property and roof?	Property: Brick Veneer Roof: Tiled with Insulation

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When was the home built?	Year Built: 2002
Inclusions to remain with the property?	Dish drawer, pool equipment, blinds, and curtains throughout.
Any cooling or heating?	Ceiling fans are installed throughout all upstairs bedrooms, while split system air-conditioning to both the main living area and master bedroom ensures year-round comfort.
School catchments	Buderim Mountain State School – Prep to Year 6 Chancellor State College – Year 7 to Year 12
Closest public transport	Bus Stop: Lindsay Rd (near Feeley St).
Have you completed any renovations or additions?	<p>During our ownership of the property, the following renovations and updates have been completed:</p> <ul style="list-style-type: none"> • Removed the wall between the dining room and kitchen to create a more open-plan layout, including the installation of an additional window to enhance natural light. • Re-tiled the entire downstairs area of the home. • Renovated the kitchen, including the replacement of the oven, cooktop and dish drawer. • Installed new carpet throughout the upstairs level, which has also recently been professionally cleaned.
Are there any other benefits or features you love about the property?	<ul style="list-style-type: none"> • Beautifully manicured yet low-maintenance gardens create a peaceful and inviting outdoor setting. • Conveniently positioned within walking distance to Buderim Village, local cafes, and amenities. • A beautiful forest walk is located at the end of the cul-de-sac, perfect for enjoying the surrounding natural environment. • The home offers an exceptional sense of space and privacy, complemented by friendly neighbours and a quiet street atmosphere. • A striking Buderim volcanic rock feature within the backyard adds a truly unique element to the property. <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>