

A word from the Owners of 46 Lavarack Crescent, Buderim



Configuration	3 Bedrooms 1 Bathroom 2 Car
Rates	\$2,676.52 per annum – approximately.
Rental Appraisal	Approximately \$650.00 per week in the property's current condition. Approximately \$750.00 to \$780.00 per week should the property undergo a full internal repaint.
What first attracted you to this home?	The beautiful, spacious backyard and the sense of privacy and tranquillity it offered. We especially loved the stunning Jacaranda and Frangipani trees. The home's central location was also a major drawcard, with convenient access to public transport, local shops, schools and everyday amenities, making it an incredibly easy and enjoyable place to live.
Why are you selling?	After 39 wonderful years in our home, we have decided it's time to downsize. While it's been a difficult decision and we will greatly miss our home, we feel the time is right for our next chapter.
What is the construction of the property and roof?	Property: Fibro Roof: Colourbond

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When was the home built?	Year Built: 1954
Inclusions to remain with the property?	Blinds, and curtains throughout.
Any cooling or heating?	The property is equipped with split system air-conditioning in the main living area and two of the bedrooms. Ceiling fans are also installed throughout all bedrooms, as well as the kitchen and dining area.
School catchments	Buderim Mountain State School – Prep to Year 6 Chancellor State College – Year 7 to Year 12
Closest public transport?	Bus Stop: King St (at Wirreanda Park) Bus Stop: King St (at Hamilton Street)
Are there any other benefits or features you love about the property?	<ul style="list-style-type: none"> • 5KW solar system installed to assist with reducing electricity costs. • Desirable east to north-east facing aspect, allowing for plenty of natural light and cooling breezes. • Easy, level block providing excellent usability and building potential. • Fantastic opportunity for buyers looking to renovate, extend or build their dream home (STCA). • Conveniently located within walking distance to the Wirreanda shops. • Only a short drive to Buderim Village, local schools and major shopping centres. • Public transport services available nearby. • Lovingly held by the current owners for approximately 39 years.

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.

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