

A word from the Owners of

7 Ryhope Street, Buderim



Configuration	5 Bedrooms 3.5 Bathrooms 2 Car Pool
Rates	\$3,349.10 per annum – approximately.
Rental Appraisal	Approximately \$1,350.00 to \$1,500.00 per week
What first attracted you to this home?	The first thing that attracted us to this home was its location. Being in a quiet cul-de-sac with no through traffic makes it such a peaceful place to live. The home is also north-facing, so it enjoys beautiful natural light and breezes throughout the day. We also loved that we could easily walk into the Buderim Village for a coffee, or to go to the shops. The size of the home has been perfect for us, especially when our children and their families come to visit, and having everything on one level was something really important to us.
Why are you selling?	Our family is based in Sydney, so we've decided it's the right time for us to make the move and be closer to them.
What is the construction of the property and roof?	Property: Brick Veneer Roof: Concrete Tiles with Elastacote spray coating

McGrath

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When was the home built & who was the builder?	Year Built: 2009 Builder: Dwyer Quality Homes – their highest quality package at the time
Inclusions to remain with the property?	Blinds, and curtains throughout.
Any cooling or heating?	The home is fitted with five split system reverse-cycle air-conditioning units. Ceiling fans are also installed throughout the home to enhance airflow and ventilation.
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 Attunga Cres)
Have you completed any renovations or additions?	During our ownership of the property, we've made a number of improvements to the home, including: • Installed a new pool pump shed with new pumps, filter and circuit board. • Added two split system air-conditioning units. • Relocated the main power line to the side of the home and upgraded the electrical switchboard. • Installed a lockable side gate beside the garage. • Replaced lighting throughout the home with LED lighting. • Installed a ceiling fan in the rumpus room. • Repainted the interior and exterior, and had the roof professionally Elastacoated. • Applied epoxy flooring to the garage and laundry porch. • Installed new carpet throughout all bedrooms and the main living area.
Any other benefits or features you love about the property?	• Low-maintenance home and gardens. • 5,000L rainwater tank. • Approximately 2.5KW of solar. • Desirable corner block position, offering added privacy and a greater sense of space. • An easy walk to Buderim Village, with cafes, restaurants, shops and everyday amenities close by. • Established citrus trees, a productive avocado tree and a thriving vegetable garden.