

SOLD



18 Ilumba Street, Buddina



## Rare Opportunity - Beachside Buddina

These properties are hard to find and/or come by.

So close to the sand, you need to pack your surfboard and sunscreen and get ready for endless summers in one of the Sunshine Coast's hottest locations, ear-marked by property experts to continue to grow in demand.

This lowset Buddina brick home on a 546m<sup>2</sup> block with pleasant low-maintenance yard, is complete with three bedrooms, one bathroom, light-filled kitchen, two living areas, north facing block, along with outdoor living areas, plus a single lock up garage. To add to the lifestyle the kids will love the amazing cubby-house in the backyard, fit for King or Queen.

The home itself is a low maintenance design, perfectly comfortable and live-able 'as is' but could benefit from some renovation and upgrading over time; beach-side of Nicklin Way

 3  1  1  546 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1480
<b>Land Area</b>	546 m <sup>2</sup>

### Agent Details

Ben Wilson - 0407 584 378

### Office Details

Code Property Group  
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**code**  
PROPERTY GROUP

and only approx, 4 minutes' walk to the sand, over-capitalising is not an issue - just go for it! Create something amazing if you wish, the rewards will be there!

Buddina has long been a sought-after destination, and its star continues to rise, on the back of the multi-billion dollar infrastructure developments taking place in the Kawana region. Kawana Shoppingworld has undergone an \$80 million-dollar extension that has seen an increase to the retail choice, expanding dining options, and also including the 10 cinemas! This is within walking distance from your front door. The multi-billion dollar Oceanside development, which includes the University Hospital and health precinct is just five minutes' up the road, and major amenities such as schools and sporting facilities are within close proximity.

Renovators and investors will be particularly interested in this opportunity - there is continual demand for this type of property, its affordable buying in a blue-chip beach-side strip. This WILL sell, don't hesitate to call and set up an inspection.

- \* Beach side Buddina - timely opportunity and tightly held area
- \* Low-set brick
- \* Good condition, improvements will pay off
- \* 3 bedrooms, 1 bathrooms, 2 living areas
- \* North facing block
- \* 546m<sup>2</sup> block, low maintenance
- \* Approx. 450 metres to beach & close to surf club
- \* Walk to primary school & shopping centre
- \* Approx. 5 minutes to hospital/health hub
- \* Booming area forecast for greater and continued growth
- \* Do not say 'if only'...make it happen!

\*\*\* Please note : call for private inspections, by appointment only.

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