

SOLD



10 Barellan Avenue, Buddina



## Beachside Buddina Classic!

Located in a premium Buddina street with quality waterfront properties is this lowset brick and tile home, tastefully renovated inside, just needing some work on the exterior to fully transform into a lovely contemporary home.

Complete with three bedrooms plus study, two renovated bathrooms, open plan design with dining and living area off near new kitchen. Private alfresco entertaining area, and double carport on a 546m<sup>2</sup> with a pleasant grassy backyard fenced for children to play safely, and with room for a pool; there is potential to really take this home to the next level with no fear of overcapitalising.

Features include: stainless steel oven and range hood with gas cook top, ceiling fans, soft lighting, garden shed, airy stylish new bathrooms; all the expensive renovations have been done the kitchen and bathrooms and the home is very comfortable and

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**Price** SOLD  
**Property Type** Residential  
**Property ID** 542

### Agent Details

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### Office Details

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**code**  
PROPERTY GROUP

liveable as is'.

A delightful garden with well established vegetation requires minimal maintenance and there is good shade in parts; the covered alfresco entertaining area is a cosy place to enjoy socialising and celebrations and there is potential here to open out further.

Within walking distance of Buddina Primary School, Kawana Shoppingworld, the beach, parks and local shops; this is a highly sought after location, one of the Coast's most in-demand suburbs that never loses its appeal.

The new hospital precinct and health hub is only a five minute drive, and a massive investment in infrastructure in this section of the Coast has further accelerated its popularity with both investors and owner occupiers.

Properties of this vintage, on the beach side of the Nicklin Way generally get snapped up very quickly by savvy buyers who can clearly see potential for attractive capital growth and are already sold on the virtues of the location and lifestyle on offer. Be quick, this is a cracking opportunity.

- Prime location, quality waterfront street
- Recently renovated kitchen & bathrooms
- Ceiling fans, gas cook top, s/steel oven
- Private covered alfresco entertaining area
- Double carport, garden shed, 546m<sup>2</sup> block
- Potential to enhance exterior street appeal
- Walk to local school, beach, shopping centre
- Just minutes to new hospital precinct
- Highly sought after location, always in demand
- Investor owner seeking immediate sale!!!!

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