

That's an error.

That's all we know.



















15 Boobook Court, Buderim



## UNIVERSITY AND MATTHEW FLINDERS AT YOUR DOORSTEP

According to whereis.com this modern purpose built designer home is only 1.3 kilometres from Matthew Flinders College and only 1.5 kilometres from the front door to the Sunshine Coast University. Its not much further to the Ballinger Road sports precinct or the Buderim Village itself and with the sellers choosing to move closer to Noosa due to work commitments, you will not find a better opportunity to snap up some Buderim real estate and be close to the Buderim mountain. Nowadays, the Mountain is notable for the enormous variety of its architectural styles, which range from the classic 'Queenslander' to ultra-modern one-off designs. Many homes, especially those 'on top' with ocean views, sell for seven-figure sums and the Buderim real estate market is now Nationally recognised as a safe place to invest and a great place to live.

This modern design really does offer the best of both worlds with privacy in abundance and practicality peeking around every corner. There are five genuine bedrooms, all with built in robes. The master suite provides its own private bathroom that is fit for a king and a walk in robe that is equally adequate for a queen.

Aside from the well planned family areas which centre around the focal point of the kitchen, there is also a dedicated media room which is separate from all other entertaining areas and allows for teenagers to coexist with their parents when its time for 2 movies to be played at the same time.

Outdoor entertaining is also a feature at 15 Boobook Court with a large undercover alfresco area accessed from the main living room, along with a secondary outdoor sun deck off to the other side of the house.

The back yard is fortunately not too big, but certainly not too small and provides the perfect sized low maintenance landscaped area with plenty of room for the children to play.

One of the most valuable features of this immaculate residence is the rear vehicular access off Stringybark Road. Whilst the double lock up garage fronts onto Boobook Court, there is a rear double gate allowing for storage of a boat, trailer or camper.

Sadly the owners of this home know that they will not be able to replace all that they have in this home when they purchase their next property but work commitments have forced a for sale sign on the front lawn.....and we are confident that the for sale sign will soon have a SOLD sticker on it so

5 2 3

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	111

### AGENT DETAILS

Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs  
 Shop 2B/1 Chancellor Village  
 Boulevard Sippy Downs, QLD, 4556  
 Australia  
 07 5445 6500



call today to arrange an inspection anytime. If you tempt the owner with an offer, you may be the luckiest Buderim buyer this year.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*