

Sold



6 Melaleuca Avenue, Buderim



## OWNERS DOWNSIZING, IMMEDIATE SALE REQUIRED!

For the astute buyer with a long list of must have's this property is for you. With over a quarter of an acre of well utilised land, positioned in a wonderfully private cul de sac. This highly sought after family home located within Buderim's famous postcode offers features you will find hard to match.

The well landscaped front yard transitions seamlessly to the private front entry, this large covered area offers enough privacy and protection to use as a second outdoor area for reading and reflecting on those lovely Autumn days. Once inside you will be pleasantly surprised with both the size and location of the formal living and dining room which has a large raised ceiling with exposed timber trusses, the timber continues through to the generous sized kitchen with open plan living and dining that overlooks the large pool and covered outdoor entertaining area.

Down the hallway you are presented with 4 good sized bedrooms with a large main bathroom and laundry, the main bedroom is air conditioned with its own ensuite and sliding doors to the private screened outdoor area.

If you have a caravan a boat or you love tinkering with cars, you don't have to pick just one because this substantial property has enough space to accommodate all three, the wonderful side access leads to a double roller door shed down the back with a large carport complete with underground mechanics pit. The backyard has plenty of room to explore for both the kids and the family pet, complete with banana trees and large mango tree that screams climb me.

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Price	SOLD
Property Type	Residential
Property ID	1643

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

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



Features include:

- Large 1080 m2 allotment
- Remote double garage
- Large swimming pool with outdoor covered area
- 4 Bedrooms with 2 bathrooms
- Air conditioning to both main bedroom and living room
- Side access to double doored shed complete with mechanics pit
- Dual living areas
- Solar power

The current owners have brought elsewhere and require a speedy sale so call now to organise a private inspection or attend one of our open homes.

*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.*