

That's an error.

That's all we know.



















18 Buna Street, Maroochydore



## SOMEONES DREAM IS ABOUT TO COME TRUE!

Perfectly positioned just a stones throw from the banks of the Maroochydore River in one of the most tightly held precincts of Maroochy Waters sits 18 Buna Street; a double story 4 bedroom, 2 bathroom house bound to provide an opportunity for one lucky buyer to sculpt the perfect home on prime time real estate.

Set on a pan flat 620m2 block, the house itself boasts a great floor plan; the downstairs bedroom is adjoined by a roomy living space, private front courtyard, bathroom and an independent laundry, providing an ideal area to either reap the financial benefits of dual living or to utilise as a 'kids' haven. The single lock up garage has the advantage of a separate storage area too, meaning all the tools and toys have a place and aren't taking up valuable car space.

Upstairs are three bedrooms including the main plus another bathroom at one end of the house, and a bright & open living room, spacious kitchen with enough cupboard and bench space to please the fussiest cook at the other. The wrap around balcony is a highlight guaranteed to be the scene of much relaxing and entertaining, posing the not so difficult choice of enjoying the beautiful river views or overlooking games of cricket and footy in the flat, grassy backyard.

Also Featuring;

- Brand new roof with 10 year warranty
- Side access
- Security Screens

Superb location combined with 'good bones' and the likely possibility of considerable capital growth given the high level of development scheduled for Maroochydore mean 18 Buna St is sure to capture the attention of investors, first home buyers and everyone in between.

The current vendors, an iconic sporting family of the Sunshine Coast, are downsizing, and hope the property provides as many wonderful memories over the next three decades for its new owners as it has for them the previous. They are very motivated to sell and welcome offers prior to the property's date with Auction at 5pm Wednesday 9th September. Please call Drew or Wes to organise a private inspection or come and visit one of our scheduled midweek or weekend open homes; you won't be disappointed.

*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*

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1742

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD, 4556  
Australia  
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*rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*