

That's an error.

That's all we know.



















9 Wren Crescent , Buderim



## COME ON IN, MAKE YOURSELF AT HOME!

9 Wren Crescent is one of those opportunities that needs to be acted on very quickly. Perfectly positioned on the eastern foothills of Buderim at a price point where properties like this one simply don't last.

Located within easy reach of local shops, cafés and convenience stores, walking and bike tracks, kiddies playgrounds, popular schools, Sunshine Coast private hospital and your pick of the local beaches... the list just goes on.

Presented in beautiful condition so not a thing needs doing, it's both the perfect family home and undoubtedly a great investment in your future.

It's a home that simply works, further amplified by a rainforest feel and a substantial timber entertaining deck that wraps the home on its Northern and Eastern sides. Private and elevated to catch the breeze, this area is a very popular part of the home!

Standout features include:

- Two storey family home, built to last
- Well positioned on the street overlooking the rainforest surrounds
- Open plan living and dining, semi separate lounge
- New kitchen offering plenty of bench space, storage and quality appliances
- Gorgeous all weather timber verandah out front
- Plenty of usable yard ready for the swing set
- Family sized bathroom, separate water closet
- Impressively large bedrooms, all of them
- Remote double garage plus extra off street parking
- Side access for the boat, trailer or caravan
- Excellent potential to build in downstairs as required and add car accom out front (Subject to Council Approval)

Extras - Reverse cycle air conditioning, ample storage downstairs, new kitchen, flooring and fresh paint inside and out, fans throughout and security screens for your peace of mind.

Impressive it is, expensive it isn't - motivated owners are on the market to sell, not sit and invite your interest. This convenient lifestyle is yours for the taking, call Wes or Rosie for your inspection or further information.

*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*

3 1 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	18

### 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



*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.*