



40 Buna Street, Maroochydore



## DOWN BY THE RIVER READY TO SELL!

If you were handed a How to book on renovating and ensuring future capital growth then this property is exactly what it would describe, located within the tightly held and sought after Maroochy Waters precinct on a pan flat 617m<sup>2</sup>, this three bedder plus rumpus near the river is sure to excite.

Offering a good mix of new and old with a floor plan that says move in now and do nothing or simply modernise and enjoy, with features such as a second driveway, hard standing for the camper or boat, large private front entry and modernised second living, it is easy to imagine the future growth potential.

The three large bedrooms all have good size sliding robe storage, fans and security windows and are serviced by a very generous and well located main bathroom. The semi modern kitchen has solid flooring in place and new carpet throughout. The main living area transitions seamlessly to the kitchen and dining areas which overlook the large covered outdoor area and easy care backyard.

If space is an issue then this property will solve it, the oversized second living area offers a multitude of options including rumpus, fourth bedroom or home office.

Other features include:

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Price	SOLD
Property Type	Residential
Property ID	1849
Land Area	617 m <sup>2</sup>

### 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



- Large double lock up garage
- Air conditioned throughout
- Second driveway in place
- 50m of new colourbond fencing
- Security screens throughout

Buna Street is a quiet location on a no through road that is positioned between the canals and is walking distance to the river and Chambers Island. This style of property doesn't come to the market very often and when they do they don't sit for long.

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