

Sold



50 Nyes Crescent, Buderim



## MILLION DOLLAR VIEWS AT A FRACTION OF THE PRICE - UNDER CONTRACT

Turning 80 in a weeks' time and having lived at his beloved home for the past 27 years, it is time for our motivated seller to move on. In fact he has his eye on a lovely little villa in a retirement village and needs a quick sale to secure one of the few remaining homes.

2016 sales on Nyes Crescent have been \$625,000 for a home with no views and \$755,000 for a home with similar views. There have been sales in the \$800's and a street record of \$1,080,000. Listed at \$629,500 this rough diamond of a home has been priced to sell and will make an excellent home as is or has plenty of room to upgrade without over capitalizing.

Featuring 4 bedrooms, 3 bathrooms, a timber sauna and large inground swimming pool you really are getting a lot for your money. Lived in by Father and Son the home is very well maintained.

The upper level has beautiful solid timber floors in pristine condition, a large open plan lounge and dining room, guest bedroom and a sizeable kitchen. There are excellent ocean views and 2 sliding doors that lead to the large upper deck, the perfect place to watch the sun rise in the morning and the cruise ships on the horizon.

The second level features master bedroom with ensuite and walk in robe,

4 3 2 809 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	2063
Land Area	809 m <sup>2</sup>

### AGENT DETAILS

Trevor Jones - 0488 999 156

### OFFICE DETAILS

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



2 more bedrooms, a full bathroom with separate toilet, laundry with direct access to the back yard and a good sized lounge, office or sitting room. There is also a verandah on this level as well that extends the full length of the home.

Finally, on the ground level there is a double lockup garage, the sauna and third bathroom. This is ideal for showering and warming up in the sauna after a brisk dip in the adjacent inground swimming pool.

The property is in an exceptional position just a couple of kilometres from the centre of Buderim or down to the university and a host of private and public schools. You can be on the Sunshine Coasts best beaches in less than 10 Minutes and are in very close proximity to grocery stores, Sunshine Plaza and the Kawana Shopping Centre.

*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.*