

Sold



53 Coolum View Tce, Buderim

## BUDERIM DUAL LIVING RESIDENCE

Marvellous floor plan totalling 366m<sup>2</sup> where the footprint does not feel “too big”. Zero wasted space offers flexibility and affordability on the valuable Buderim Northern Escarpment known as Coolum View Terrace. Opportunity to combine 2 families at this prestigious address with private garaging and personal access to a lower level studio (including separate bedroom, bathroom and open area). The main residence also has its own double garage which also provides secure access into the upper level. Space and style collide in abundance with 3 more bedrooms (master is amazing in size and wins the award for the sunniest room in the house), and the living options are also extensive. Your choice of using the main living area as a private parents retreat or dedicated media room. There is a study (or potential 5th bedroom) and the second living area also has its own study nook. The heartbeat of the home is also the “wow” factor for the family – the kitchen. Simply amazing in quality and style. Value, space and family indulgence are on offer in a rare opportunity for a Dual living Buderim residence.

Features to be admired ...

- Fabulous family home with genuine separation for dual living possibility
- Lower level (Bedroom 4) has its own ensuite plus its own garage
- Lower level design opens the door for “air bnb” extra income
- Private location at the end of a popular Buderim street with very very low traffic flow
- Stunning kitchen with amazing stone and cabinetry
- Master bedroom enjoys space and light and is perfectly positioned for private retreat
- Dedicated main study (4 x 3.8 meters) could easily service a 5th bedroom
- North facing outdoor area is sheltered and will accommodate all large family gatherings

Features to be adored ...

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**Price** SOLD for \$980,000  
**Property Type** Residential  
**Property ID** 4441

### AGENT DETAILS

Indiana Voss - 0404 155 581

### OFFICE DETAILS

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



- A feature to be adored forever is the clever design. Many homes feel too big, others are quite simply too small. This home is perfectly designed to be suitable for so many families
  - Substantial (1280m2) allotment which is also nicely landscaped to provide a low maintenance existence.
  - Ducted air-conditioning (fully operational to zone into every room individually)
  - Ducted vacuum maid
  - Stylish high vaulted ceilings with stunning feature fixed glass panels to allow an abundance of natural light
  - Quality (yes they were expensive) tiling in newly renovated kitchen / dining / family
  - Grand entrance to a grand home. Your expectations will be exceeded
- The situation provides easy access to the following schooling and recreation activities.

Sunshine Coast University 7 minutes by car

USC Olympic Swimming pool and Gymnasium 7 minutes by car

Sunshine Coast Grammar 14 minutes by car

Matthew Flinders Anglican College 7 minutes by car

Sienna Catholic College 11 minutes by car

Finding the perfect home is about being able to tune in to your own inner compass and determine what feels right for you. It's easier said than done, but the result is the ability to live abundantly and create your life as you dream it. 53 Coolum View Terrace Buderim will make that task achievable.

Call Indiana or Justin today and arrange a private viewing on 0404 155 581 or 0400 822 069.

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