



Unit 1, 45 Glen Kyle Drive, Buderim



## FREEHOLD OVER 50'S VILLAGE – PRIVATE, SPACIOUS AND LOW MAINTENANCE LIVING

Set within a peaceful, tightly held over-50s community, this beautifully presented freehold villa offers a rare opportunity to secure one of the limited three-bedroom designs in this tightly held enclave.

Enjoying a prized north-facing aspect, the home is the first house in the village – private and filled with natural light, enhancing the spacious open plan living and dining areas. The updated kitchen features quality appliances, ample storage overlooking the private courtyard.

A thoughtfully designed layout comprises three generous bedrooms and two bathrooms, with a well-separated primary suite complete with ensuite and direct outdoor access.

A covered alfresco and low-maintenance courtyard provide an inviting space to relax or entertain, perfectly positioned to capture the benefits of the northern orientation. Tightly held and highly sought after, homes of this calibre and configuration are seldom available. Located close to shops, cafés, transport and medical services, this is a standout opportunity for downsizers seeking space without compromise.

Key Features:

- Rare three-bedroom design – highly sought
- North-facing aspect with excellent natural light
- Spacious open plan living and dining

 3  2  2  149m<sup>2</sup>

Price	Contact Agent
Property Type	Residential
Property ID	11962
Land Area	149 m <sup>2</sup>

### AGENT DETAILS

Wes Ratcliffe - 0418 733 527  
Sarah Oliver - 0466 159 905

### OFFICE DETAILS

Maroochydore  
SHOP 5/110 Aerodrome Road  
Maroochydore, QLD, 4558  
Australia  
0754456500



- Primary with ensuite
- Private alfresco and easy-care courtyard
- Air conditioning and ceiling fans
- Remote garage with internal access
- Quiet, owner-occupied over-50s community
- Convenient access to shops, transport and amenities A premium, low-maintenance residence in a tightly held community—inspect with confidence.

Call Wes or Sarah today!

*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.*