

Sold



34 Nirvana Cres, Buderim



## GET IN QUICK - MUST BE SOLD 'YESTERDAY!'

This solid 3 bed brick and tile home atop a 932m2 allotment is bursting with potential and offers options a plenty. Who would have thought you could still buy such a well located property with duplex potential in the \$400,000's? You'll need to be quick for this one!

With options to improve, extend, modernise or develop, there is so much on offer with this classic lamb dressed as mutton abode. You could renovate the existing home and add a granny flat out back or develop into a Duplex site (subject to council approval). Opportunities like this aren't common enough and never at this price point.

Conveniently located close to schools, local shops and cafes with a new Coles Supermarket under construction just down the road. It's a 10 minute drive to the Sunshine Coast's best beaches and offers easy access to the Sunshine motorway in every direction.

- 3 good sized bedrooms with built in robes and ceiling fans
- 2 separate internal living areas with air conditioning
- Walk through bathroom with separate toilet
- All weather outdoor entertaining zone
- Covered carports with room for 2 vehicles
- 932m2 useable block
- Fully fenced with huge backyard and garden shed

🚗 3 🚿 1 🚘 2 📏 932 m2

**Price** SOLD for \$450,000  
**Property Type** Residential  
**Property ID** 2750  
**Land Area** 932 m2

### AGENT DETAILS

Justin Voss - 0400 822 069  
Wes Ratcliffe - 0418 733 527

### OFFICE DETAILS

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



The motivated owner is looking to sell sooner rather than later and encourages your interest. This isn't expected to last long and has been priced accordingly. Call Rosie or Wes to arrange your inspection 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.*