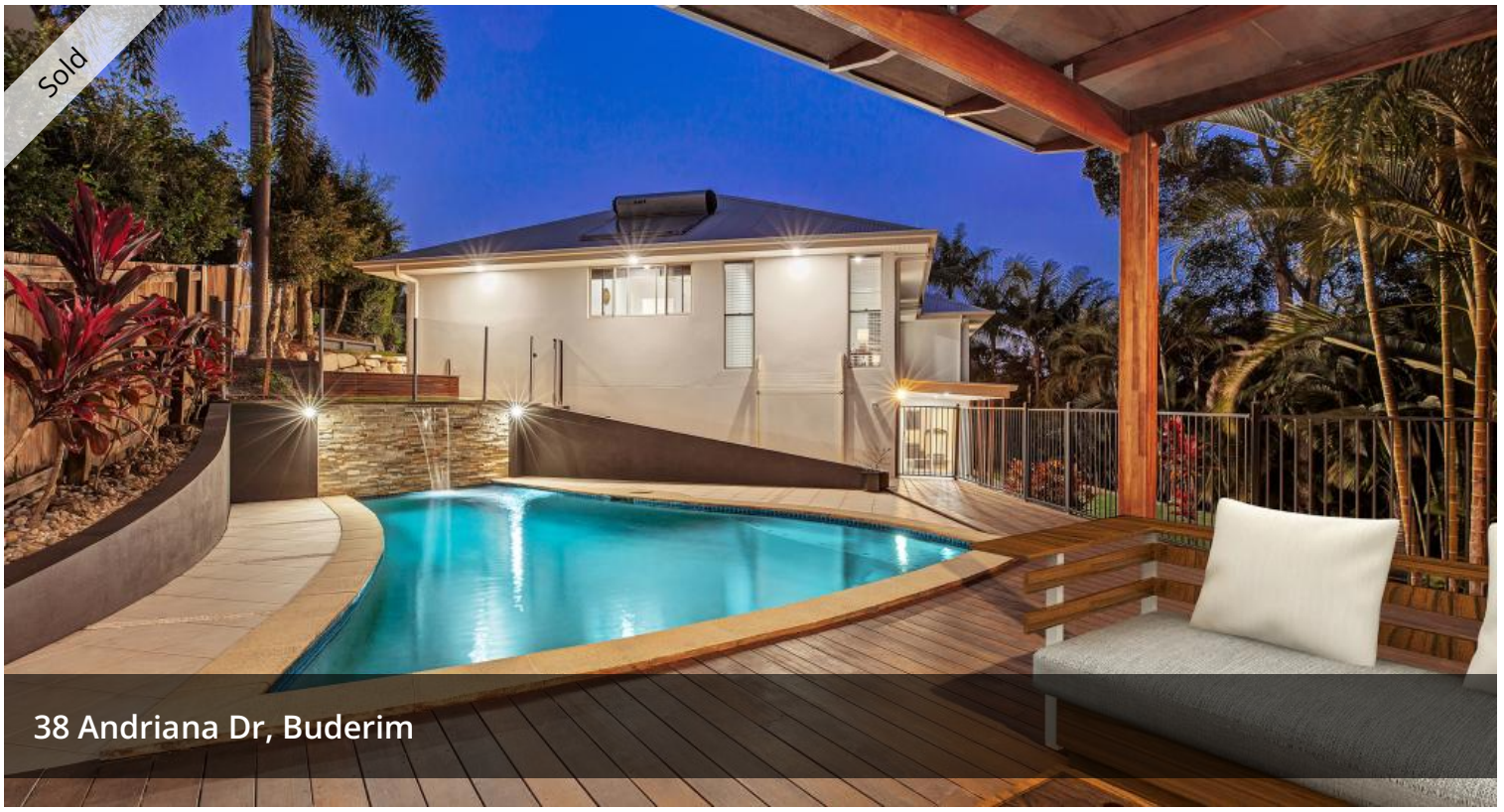







BUDERIM DUAL LIVING RESIDENCE

5 3 2 1,233m2

Marvelous floor plan totalling 361m2 where the footprint does not feel 'too big'. Zero wasted space offers flexibility and affordability within the valuable Buderim Ballinger Park Precinct. Opportunity to combine 2 families at this prestigious address with private garaging and personal access to the main residence along with a private lower level studio (including separate bedroom, bathroom, study and 26m2 of living space). The main residence has a further 4 bedrooms plus its own study and media room. Space and style collide in abundance with every member of the family having the ability to retreat into their own quite space, or meet in the central outdoor entertaining area. No doubt this outdoor alfresco will become the new go to place for all family gatherings. 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 5) has an en suite plus a study and living area

Lower level design opens the door for “air bnb” extra income

Private location toward the end of a popular Buderim street with very very low traffic flow

Master bedroom enjoys space and light and is perfectly positioned for private retreat

Price	SOLD for $1,260,000
Property Type	Residential
Property ID	4846
Land Area	1,233 m2

AGENT DETAILS

Indiana Voss - 0404 155 581
Justin Voss - 0400 822 069

OFFICE DETAILS

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

Large outdoor area is sheltered and will accommodate all large family gatherings

Swimming pool and pool house are purpose built for resort style entertaining.

Rear neighbor is a 1.5 hectare of “Reserve For Parks and Gardens”

Features to be adored ...

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 (1233m2) allotment which is also nicely landscaped to provide a low maintenance existence.

Off street parking for the whole family, along with a second access entry for dedicated boat or caravan storage

The location provides easy access to the Ballinger Park Sports Complex which is located on council-owned land in Buderim. It occupies approximately 60 hectares. Areas of the sporting complex are leased to local sport, recreation and youth organisations including: Hockey, Soccer, Cricket, Tennis, Archery, Dance, Pony club and Dog obedience classes.

On top of this Stringybark Road provides a nice leisurely walk to the following.

Sunshine Coast University, USC Olympic Swimming pool and Gymnasium, Matthew Flinders Anglican College, Sienna Catholic College

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. 38 Andriana Drive, 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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