

Sold

29 Andriana Dr, Buderim



## ENTRY LEVEL BUDERIM HOME

🚗 3 🚿 2 🚘 2 📏 783 m2

Price SOLD for \$810,000

Property Type Residential

Property ID 5638

Land Area 783 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



A blank canvas awaits you in a location that can only be described as one of Buderim's best kept secrets. The current home is full of character and offers a unique opportunity to secure a real estate parcel at what we believe will represent outstanding value. The current pole home sits in an elevated position on the 783m2 allotment capturing the best of the coastal breezes. The convenience of city living on the Sunshine Coast is coupled with a bush backdrop as your nearest rear neighbour.

The Main Residence:

3 spacious bedrooms with built in robes, additional study / potential fourth bedroom. All bedrooms and study feature individual air conditioning

Soft vinyl planking flooring, carpet in bedrooms

Separate laundry inside the home

Flat, grassed pad of land at the front of the property. This is a great space for children's play equipment

Generously sized wrap around deck overlooks bush surrounds, perfect for year round entertaining. This area is set back from the road and is very private.

## The Site:

Private Buderim location with valuable 783m<sup>2</sup> parcel of land

21 metres of frontage onto Andriana Drive provides additional space and privacy from nearest neighbours

30m rear boundary on to bushland

Plenty of storage options underneath the house

## The Location

Walk or run to schools and sporting facilities

1.7 kilometres from the front door to the Buderim Village

3.2km to the front gate of the University of the Sunshine Coast

3 km to Chancellor Park State High School

3.5 km to popular Sienna College

Main beach Mooloolaba still only a short 10 km drive to the sand

Ballinger Park Sports complex within short walk

Matthew Flinders Anglican College just 1 km down the road

Contact Indiana on 0404 155 581 or Justin on 0400 822 069 to make your enquiry 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.*