

SOLD



11 Fountain Road, Buderim



## Renovate, Rebuild or Land-Bank in Leafy Street with views

Located in one of Buderim's most desirable neighbourhoods, leafy Fountain Road, surrounded by prestigious properties, is this cosy highset home on an 824m<sup>2</sup> block with a prized north-easterly aspect filling the home with natural light, circulating gentle sea breezes, and showcasing ocean and coastal skyline views.

The home itself comprises enclosed balcony/sunroom at entry with sea vista, two bedrooms, bathroom/laundry combo, separate toilet, functional kitchen, open plan living and dining, double lock up garage (under) and single carport - which could be enclosed to create an additional room.

Although quite basic inside it is comfortable and liveable 'as is' with potential to renovate; existing features include split system air-conditioning in living, timber flooring throughout, security

 2  1  2  824m<sup>2</sup>

**Price** SOLD for  
\$1,050,000

**Property Type** Residential

**Property ID** 2684

**Land Area** 824 m<sup>2</sup>

### Agent Details

Ben Wilson - 0407 584 378

### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
QLD, 4575 Australia  
07 5438 3444

code

screen door, generous storage space in garage, and side access to lock-up garden shed.

Currently tenanted until the end of 2024 - you can benefit from rental returns whilst you decide whether to renovate, rebuild, or continue to land-bank in this desirable 'on top' location in one of the Sunshine Coast's most sought-after postcodes.

From here you can walk to Wirreanda Park with its majestic figs, local shops including IGA, bus stop, and there's a shortcut to Immanuel Lutheran College - the village and local primary school is less than a five-minute drive, and it's only six minutes to the university, Matthew Flinders Anglican College and Siena Catholic school; an ultra-family-friendly location.

Alexandra Headland and Mooloolaba beaches are just a scenic 10-minute drive down the hill, it's only 12 minutes to Sunshine Plaza and the exciting emerging Maroochy CBD, 15 minutes to the airport, and 17 minutes to major public and private hospitals.

Investor owner is highly motivated to sell, and this is a winning location in every sense; you cannot overcapitalise in this pocket of Buderim. Act today and reap future rewards.

- Highset home on 824m<sup>2</sup> in desirable leafy street
- Elevated north-east aspect, ocean & skyline views
- 2 bedrooms, 1 bathroom, open plan living/dining
- Enclosed patio/sunroom with sparkling sea vista
- DLUG + carport + side access to garden shed
- Potential to renovate/rebuild & reap future rewards
- Investors note: currently rented until end of 2024
- Walk to local shops, parks, bus & Immanuel College
- Short drive to village & golf, 10 mins to beaches
- Ultra-strategic buying in blue-chip neighbourhood

*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.*