

SOLD



73 Iluka Avenue, Buddina



Beach-side living at its best - position, position, position .....

Buddina beach-side buying opportunity is now in your hands.

This large beach-house on 612m<sup>2</sup> is now ready for sale with the owners deciding to sell their beloved home that has provided them over 10 years of family fun.

This property ticks all real estate boxes :

- \* Position - walk to the beach and surf club in 2 minutes
- \* Position - walk to the schools and sporting fields in under 5 minutes
- \* Position - walk to the shopping centers 5 minutes

The house itself delivers true beach-side character and this property will attract all buyers from investors to families wanting to see their kids grow up with that beach lifestyle so close by.

4 2 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	290

#### Agent Details

Ben Wilson - 0407 584 378

#### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
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**code**  
PROPERTY GROUP

You will not be disappointed once you enter this home, everything about it is large. The upstairs living areas are huge and will provide many happy occasions of family dinners and social gatherings.

The large kitchen is well positioned in the house to oversee all that is going on. Bedrooms are aplenty with a 5th guest bedroom or office also at your disposal.

Features include:

- \* Room for boat and/or caravan
- \* Double garage with workshop
- \* Block work downstairs
- \* Entry enclave on lower level.

First floor

- \* Deck to the front - covered
- \* 3 large Open living areas - very spacious
- \* Large functional kitchen
- \* Study/fifth bedroom
- \* Brick feature walls
- \* Toilet / laundry with external access to side deck/verandah
- \* New fence new 3 months
- \* Pet Friendly fenced yard

Second floor

- \* Master bedroom boasts ensuite and walk in robe
- \* Bedroom 1 -separate annex/nook with build in robes
- \* Bedroom 2 - built in robes
- \* Bedroom 4 - boasts a walk in robe
- \* Bathroom (shower and bath) separate toilet
- \* Hallway has plenty of storage

Back deck - new posts and fixing 9 months ago

Location :

- \* Walkway to beach one house away
- \* School - walk from your front door in 5 minutes
- \* Shopping Centre - walk from your front door in 5 minutes
- \* Sporting facilities - walk from your front door in 5 minutes

The owners are ready to sell and move on.

Don't miss this opportunity to secure one of the best value homes in Buddina.

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