

SOLD



5 Malkana Crescent, Buddina



## Buddina Classic Your Perfect Opportunity!

This low-set Buddina home on a corner block, one street back from the canals and one kilometre to the beach, is a blank canvas for your individual flair and vision there's no need to worry about overcapitalising in this premium location!

Very comfortable and liveable as is', the home is complete with three bedrooms, two bathroom, two separate living areas, central kitchen, alfresco entertaining patio at rear, double lock up garage plus side access to bring in your boat, on a 572m2 block with a fenced backyard and heaps of room for a pool.

Features include: floating timber floors in family/dining, carpet in lounge and bedrooms, ceiling roses, security screen sliding door, garden shed, and well established flat grassy lawn great for children and pets to play.

Currently tenanted, the home is in good condition and there's no

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	635

### Agent Details

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**code**  
PROPERTY GROUP

urgency attached to the renovation/updating; take your time and execute as budget permits. Investors seeking a location-driven investment will find this just perfect rent out now and generate an income, then on-sell or renovate for profit at a later date.

Tradies/renovation enthusiasts will also see the clear potential here to update and value-add, either to live in yourself or on-sell when complete; many homes in this precinct have been tastefully modernised in recent years this could be your next project!

Located 250 metres to Beltana Park overlooking the canal, plus within walking distance to the beach, and less than two kilometres to Kawana Shopping World, Kawana Tavern, Buddina Primary School; it is a family friendly location close to major amenities. Mooloolaba Beach is less than 10 minutes' drive and access to the Sunshine Motorway is five minutes away.

Long-term investor owner is serious seller; a firm decision has been made the ball's in your court, make sure you catch it!

- Low-set brick & tile in premium location
- Potential to tastefully renovate & update
- 3 bedrooms, 2 bathroom, 2 living areas
- Covered alfresco entertaining at rear
- DLUG + side access for boat/caravan
- Corner block 572m<sup>2</sup>, fenced backyard
- Very comfortable & liveable as is'
- Walk to beach, canal, and local parks
- Close to: school, Kawana Shopping World
- Long term investor owner ready to sign!

*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.*