

SOLD



8 Tumut Street, Buddina



## Invest, Renovate & Reap Rewards!

Beachside Buddina and tightly held by original owners since 1985, this lowset brick and tile home on a large 671m<sup>2</sup> corner block with dual street access, is just 400 metres to a patrolled beach and Kawana Surf Club; this is a golden opportunity to invest, renovate, and reap future rewards in a premium location.

Built in a style popular in the 1980's, this home exudes its own retro-charm, and has been meticulously maintained; renovation will further enhance liveability and value, and there's no worry about overcapitalising in this location.

Complete with three bedrooms, one bathroom, original kitchen with adjacent dining, two separate living areas, and double lock up garage; the home is neat and tidy, both comfortable and liveable in current condition.

Features include: ceiling fans, security screens, sunroom,

 3  1  2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	771

### Agent Details

Ben Wilson - 0407 584 378

### Office Details

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

**code**  
PROPERTY GROUP

separate bath and shower, and carpet in bedrooms. The garden is fully fenced with well-established vegetation, there is plenty of room to put in a pool or extend home further.

Located within an easy stroll to the beach, Buddina State Primary School (opposite), parks, dining, and Kawana Shoppingworld (currently undergoing massive expansion); this is a lifestyle location that always highly sought after! The University Hospital precinct is only five minutes away, a massive employment hub that has created a huge surge in demand for properties in the Kawana region.

This is the type of home that many savvy buyers seek because of its location and potential interest will be strong and this WILL sell, put your best offer forward on Auction day, or prior. You don't need a crystal ball to tell you this is an opportunity to seize without hesitation.

- Charming brick and tile, circa 1985
- Beachside Buddina, 400m to surf club
- Large fenced corner block 671m<sup>2</sup>
- Dual street access, huge potential
- 3 bedrooms, 1 bathroom, 2 living
- Good condition, renovate for profit
- DLUG, established easy care garden
- Walk to: beach, school, shopping centre
- Original owners of 30 + years
- Superb buying, timely opportunity!

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