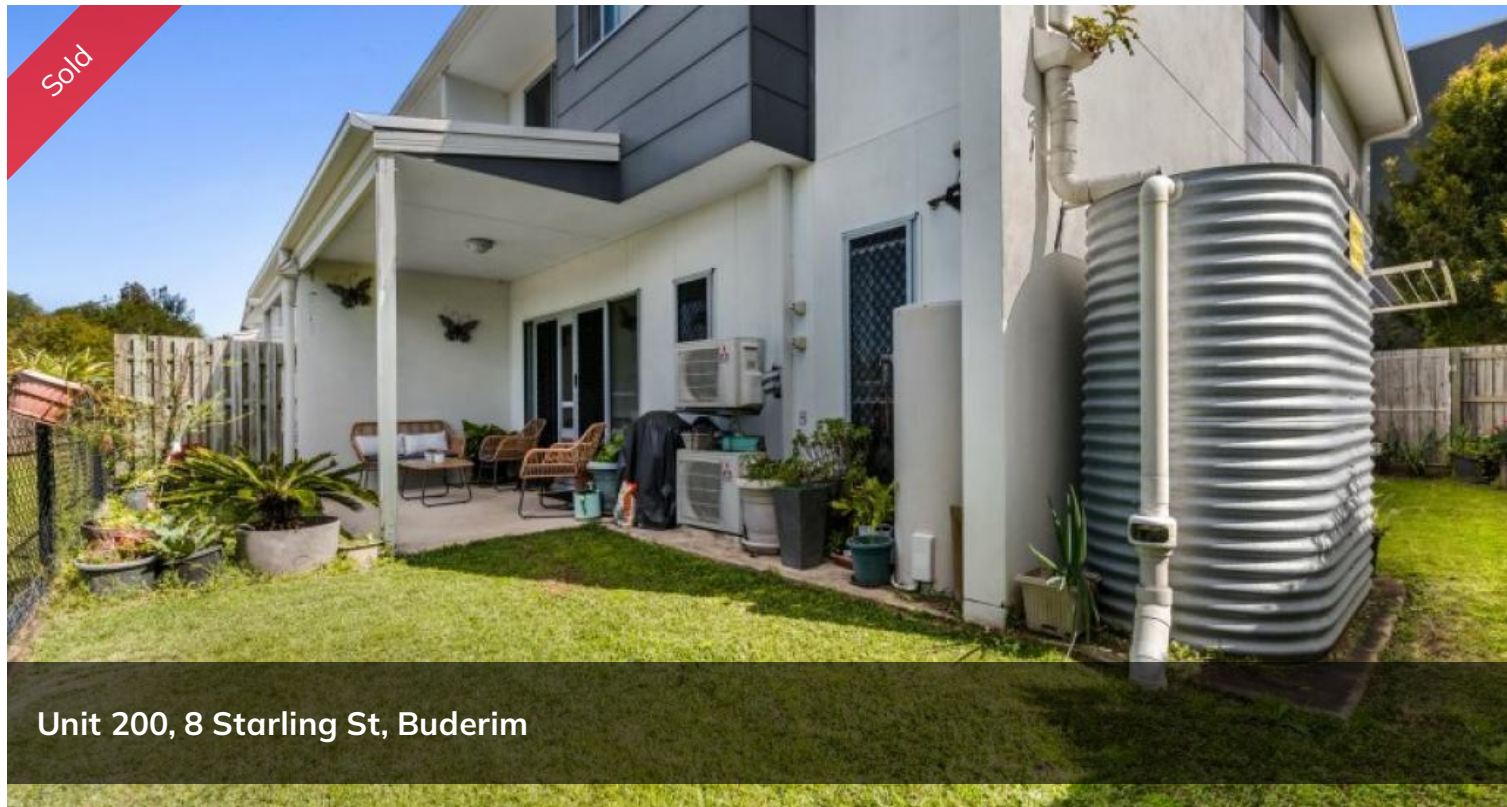


Sold



Unit 200, 8 Starling St, Buderim



*Light-filled end townhouse with bush & rural outlook
- could just be the best in the complex!!*

This delightful end townhouse at the Atrium in the Buderim foothills boasts a beautiful light-filled presentation with a tree-lined and rural outlook and only one neighbour. It is open plan with the main living downstairs opening flawlessly out to your covered patio and grassed courtyard. Yes, small pets are allowed with body corporate approval and if you're buying for investment, there is a lovely tenant in place who would love to stay, but vacant possession is available for the owner occupier also who is buying to live in.

There's luxurious timber look flooring downstairs in the open plan, air-conditioned lounge, dining and kitchen area. There's also a powder room downstairs for ultra convenience and internal access from the garage offering security when you come home and makes it easy with your children or shopping. The large kitchen has ample bench space, a dishwasher and is modern and functional with granite benchtops and stylish appliances. Upstairs offers the main bedroom and 2 other

3 2 2

Price SOLD for
\$600,000

Property Residential
Type

Property ID 331

Agent Details

Amber Fox - 0405 357 735

Office Details

The Property League
07 5476 3579

AroRealty

bedrooms, ALL with air-conditioning. The master has an ensuite and good sized walk-in robe, whilst the other 2 bedrooms have their own built in robes. There are ceiling fans throughout plus a separate study/play area at the top of the stairs.

The key features are:

- Light-filled spacious townhouse at the back end of the complex
- Resort-style community
- 3 bedrooms, 2.5 bathrooms, 2 living
- Quality kitchen, granite benches
- Private fenced courtyard with patio and rainwater tank
- Split system A/C throughout plus ceiling fans
- DLUG + extra parking on driveway
- 4 onsite pools + gardens & BBQ areas
- Walk to shops, schools, uni and parks
- Quick easy access to motorways and the Bruce
- 15 minutes to Mooloolaba beach

The Atrium facilities include a lap pool, three leisure pools with barbeque facilities, a children's playground (currently undergoing maintenance) and a number of recreation spaces and well maintained native gardens plus neighbouring hectares of leafy bushland in the Buderim Springs Environmental reserve. Bike and walking tracks are also plentiful - you'll feel like you are on vacation 24/7.

It's a short walk to the local shops including Hampton's Espresso, Peppers Pizza and a gym. The complex comprises of 145 modern townhouses and 160 apartments across four mid-rise buildings. The layout spreads this all out like a suburb so there'll be people who live here that you'll never see because they aren't down your street. It has a mixed demographic of occupants - families, singles, shift workers, professionals, seniors, FIFO workers and some international and mature age students. Being located so close to the Sunshine Coast University, Matthew Flinders Anglican College, YOUI, Coles, Woolworths, the Buderim town centre, Chancellor Park Village and the private hospital also nearby, it is so easily accessible with the Sunshine Motorway, Kawana Way and access to the Bruce highway all close by.

This property is a great investment opportunity with units like this

renting for \$550 per week plus there's onsite management making this a very easy investment choice. The tenant currently in place would love to stay on, and look at how they presented it for photos ... a fantastic one to keep if you are buying for investment. But if you are buying to live in, you can do that too, and enjoy for yourself this easy-care townhouse offering a desirable lifestyle with spacious living, resort-style facilities and of course the 'Atrium Community'. Easy to lock and leave when holidaying so could suit downsizers or upsizers and families that are just starting out, come and inspect to find out why we think this one's a rare find!

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.