



Unit 33, 11 Toral Dr, Buderim



Only one neighbour, room for 3 cars and loads of living!

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Amber Fox is fortunate to present one of Buderim's larger townhouses for sale in the stunning Toral Park Terraces. Secluded down the end of a no-through internal road at the very back of the complex, this unit offers not only a double lock-up garage, but also a 3rd dedicated car space that allows you to move in and out of your garage without moving the 3rd car. Add to that, 4 bedrooms, 2 bathrooms plus a downstairs powder room and an exclusive-use fully fenced courtyard and you basically have a house without the upkeep!

Features we know you'll enjoy:

- Open plan living downstairs of large proportions including A/C and high ceilings
- Generous kitchen with stone benchtops, dishwasher and clean white lines
- Open-air patio off your large living framed by beautiful greenery
- Pedestrian side gate to backyard giving easy access for bikes, bins and/or mower

Price SOLD for
\$685,200

Property Type Residential

Property ID 355

Land Area 192 m²

Agent Details

Amber Fox - 0405 357 735

Office Details

The Property League

07 5476 3579

AroRealty

- Powder room downstairs, separate toilet to bathroom upstairs plus ensuite with 3rd toilet
- Main bathroom offers bathtub and stand-alone shower
- All bedrooms have ceiling fans plus built-in robes with mirrored sliding doors
- Master bedroom has a brand new air-conditioner, private balcony and ensuite
- Main bathroom and ensuite enjoy gorgeous natural light through skylights
- Separate Laundry, not just a space under the stairs or in a cupboard
- Study or utility nook upstairs
- DLUG plus allocated open air space in complex for your own visitors or 3rd car, plus general visitor parking
- Plenty of storage upstairs and downstairs including full area under stairs
- Beautiful pool and BBQ area in the centre of the well-maintained complex with fastidious on-site management to ensure every resident is happy
- There's a rain water tank shared by all residents in the complex that feeds the toilets and laundries reducing water costs for all
- An end unit so only one neighbour, and the other side just lets the natural light and breezes flood and flow in!
- Rental income appraisal around \$675 per week

This townhouse is very liveable as is, however you may like to refresh the carpets and some window furnishings to your taste, and give this comfortable and practical home a new lease of life to see you through the many years to come with nothing more to do. And be at peace ... nothing major needs renovating, the colours in the kitchen and bathrooms are timeless and in very good condition. The owner moved out a few months ago and had family visit over the holidays therefore the house is only sparsely furnished at the moment so we have included some internal photos of like for like units. All external shots are of this unit.

Pets are allowed in this complex on application and there's all the convenience of a new Coles, the Uni, a gym, a pizza place, cafés, public transport, Matthew Flinders Anglican College, and Siena Catholic College within walking distance. YOUI Insurance head office,

Chancellor Park schools and shops are a stone's throw away plus the Kawana Hospital precinct, Bruce Hwy, Sunshine Plaza and Sunshine Coast beaches are just a short drive away. This low maintenance townhouse is a home waiting to be lived in or rented out. Same-day inspections are readily available so don't delay, make the call that just might make your day!

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.