



Unit 25, 7 Figbird Cres, Buderim



Painted, Carpeted, New Lights & Fans - nothing to do but enjoy living here or start earning rent

Amber Fox is privileged to showcase this fantastic Buderim gem located within the esteemed Enclave Complex. With its fresh paint, new carpet, updated lighting fixtures & fans, revitalized courtyard, and overall rejuvenated atmosphere, this property offers a truly inviting ambiance with nothing left to do but enjoy.

This townhouse boasts space and light. Equipped with modern amenities such as air-conditioning, a dishwasher and even a study nook alongside its 3 bedrooms, this residence combines functionality with comfort.

Conveniently located within walking distance to shops, a short bike ride away from local schools and the University of the Sunshine Coast, and just a bus ride or quick drive to Sunny Coast beaches and the Sunshine Plaza, the Enclave Complex provides all you need to enjoy the highly desirable Sunshine Coast lifestyle.

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Price SOLD for
\$605,000

Property Residential
Type

Property ID 394

Agent Details

Amber Fox - 0405 357 735

Office Details

The Property League
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AroRealty

Here's what you'll adore about this unit:

- Expansive open-plan layout integrating a kitchen with loads of bench & cupboards, dining and living areas, all made comfortable with reverse cycle air-conditioning and new remote-controlled fan/lights.
- A charming, sunlit courtyard surrounded by lush trees, requiring minimal upkeep and offering side access for bikes and bins.
- Bedrooms are equipped with new remote-controlled ceiling fan/lights and built-in robes, with the master bedroom featuring an ensuite and its own reverse-cycle air-conditioning.
- Recently refreshed with new paint and carpets, it presents with a modern flavour and neutral tones throughout.
- Single garage with internal access, supplemented by an additional parking space in front of the garage, totaling 2 car spaces.
- Vacant possession available.
- Body Corporate Levies approximately \$1450 per quarter, Council Rates approximately \$1220 per half year.

A glimpse into the complex:

- Serene pool area set amidst tropical landscaping accompanied by BBQ facilities and open grass area, great for kids or just relaxing with a book yourself.
- Convenient gate access to local shops including a café, pizza shop, gym, pilates and other specialty businesses.
- Nearby educational institutions such as Matthew Flinders Anglican College, Siena Catholic College, Sunshine Coast University and Chancellor Park schools all within biking distance.
- Easy reach to the Coles complex and Youi headquarters.
- Pet-friendly environment, subject to body corporate approval.
- Low-maintenance living offering peace, quiet, and ample sunshine.
- The Enclave Complex is looked after by an on-site manager, comprising of only 37 units with ample visitor parking and abundant street parking.

This impeccably presented townhouse epitomizes contemporary living at its finest. Whether you seek a comfortable, light-filled abode with

no upkeep required or a savvy investment opportunity in Sunshine Coast real estate, this property offers both.

Please note that virtual furniture has been utilized in the photography.

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