



Unit 16, 2-4 Box St, Buderim



## Central, Convenient, Comfortable and the Complete Package

Amber Fox is very happy to present this 1st floor apartment for sale. Situated in the well maintained "Essence on Buderim" complex, this end unit boast loads of natural light and an abundance of coastal breezes to make living here an absolute delight.

Things to love:

- 3 good sized bedrooms with built in robes and ceiling fans
- Air-conditioned living
- Delightful balcony with tree-lined private outlook
- Perfect sized complex where you have your privacy but still get to know your neighbours
- Ultra central with shops of all types, transport, parks and schools all nearby
- Potential to renovate or enjoy comfortably as is
- Long term tenants in place til March 2025 paying \$580 per week. A market rent review is possible at the next renewal but the rent has

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Price SOLD for  
\$670,000

Property Type Residential

Property ID 415

*Agent Details*

Amber Fox - 0405 357 735

*Office Details*

The Property League  
07 5476 3579

**AroRealty**

been kept down in appreciation of these amazing tenants who pay on time and are ever so easy to deal with.

NB: Please note: some of our photos have been virtually furnished in respect of the tenants privacy so there will be some differences upon inspection.

There are 26 units in this inviting complex spreading over 3 buildings with some nice grassed common areas, visitors parking and an on-site manager. Once inside this 1st floor unit, everything is on the one level including a generous balcony looking out over a tree lined fence line and lots of greenery. The sun beautifully shines through creating an enchanting tropical outlook with privacy. The single lock-up remote controlled garage is underneath the building with access to the unit though a locked entry door and stair well with intercom offering great security.

Inside, there are 3 good-sized bedrooms with ceiling fans and built in robes, the master enjoying tree-lined views and a functional ensuite with a bath. There are neutral colours throughout with block out blinds in the bedrooms and sheer blinds in the living area. The kitchen offers a dishwasher and loads of bench space, plus a window for natural light. The air-conditioned living is nicely contoured to easily accommodate a large lounge setting and dining for 6 people with the floor to ceiling windows to the balcony being a real talking piece.

And this could be your chance to discover your new favourite hang-out locations in Buderim! This charming unit is just a short stroll from the Buderim Village, where you can enjoy local cafes, the tavern and a range of shops. There's medical facilities, public transport and an IGA even closer than the village so the convenience is not to be underestimated. With the Buderim Primary School and lovely parks nearby, there is a plethora of local events to enjoy throughout the year so you can submerge yourself in the local community or of course, you'll feel right at home just living in this great unit that will feel like a holiday each and every day. The beautiful beaches of Mooloolaba are 10-15 minutes away and the University of the Sunshine Coast is under 10 minutes away so whether you're looking for a cozy home or a smart investment, this delightful opportunity is not to be missed! We look forward to showing you through.

*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.*