







Owner Occupier or Investor? This one offers the ultimate Lifestyle Location positioned between Beach and Shops!

It does not get much better than this apartment with a good size internal floor space of 97 M2 and 31 M2 of balconies on west and northern sides!! Open up both sides and have lovely cross ventilation and sea breezes filtering through this stylish and convenient apartment and sit out on your extra wide balcony and enjoy some amazing sunsets. Your dream can become a reality in this immaculate spacious unit that offers everything at your fingertips! The patrolled beach and Kawana Surf Club is only a 2 minute stroll and Kawana's Shopping World is literally on your door step with everything you need together with Restaurants, Cafes and Gold Class Cinemas.

This modern apartment offers so many great features from vinyl planking on all floors, contemporary fans, stylish white shutters together with split system A/C systems covering living and bedrooms and all 3 just been serviced and cleaned. Medical Centres, Chemists,

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Price	SOLD for $885,000
Property Type	Residential
Property ID	427
Floor Area	128 m2

Agent Details

Leanne King - 0439910235

Office Details

The Property League

07 5476 3579

AroRealty

Dentist, Optometrist, everything you need is a short walk way, in fact there will be many days go by when you haven't even got the vehicle out from your secure lock up basement car park with storage. All the work has been done here so there is no extra to be spent and the complex is 5 years young and well established. If you are looking for a good investment the furniture can also be included and it can go straight into the hotel letting pool so you can start enjoying some good rental income as the 2 bedroom apartments are in much higher demand than the 3 bedders and therefore are consistently booked.

When you walk in the front door there is a very welcoming foyer and hallway that leads around to this spacious open plan living with wrap around balcony offering a good wide space for entertaining. If you still enjoy your hand at gardening there is ample room on the north facing balcony to grow herbs, flowers or whatever you fancy. There is also good separation between both the master and second bedroom and from this unit it is quiet and private which is hard to believe when the surroundings have so much to offer! There is also a separate laundry which is quite deep, larger than most offering extra storage space and positioned behind cupboard doors keeping it all neat and tidy. The main bedroom has a wide walk through robe with plenty of hanging space which leads into modern ensuite with tiles from floor to ceiling and the other stylish bathroom is also conveniently positioned.

Downstairs you will find 2 coffee shops, urban lamb, barber shop, physio, pilates, beauty spa and more. There is so much to do from this very handy and exciting location which is also surrounded by nature. Enjoy a walk up to Point Cartwright and marvel at the amazing views up to Noosa and down to Caloundra. Head down through the National Park where all the boats come in through the Harbour and stroll along La Balsa Park which runs adjacent to the Mooloolah River. Start the day with an early morning walk or swim, enjoy a spot of fishing, there's so much shopping to choose from or take in a movie in the afternoon and enjoy a lovely dinner at one of the many restaurants and clubs nearby. It's only a short walk to The Kawana Hotel, Library, Centrelink and The Buddina Primary School is only a 2 minute walk and The Hedge Apartments is also positioned in the Mountain Creek School Zone which is a top public school should you have a highschool aged child. Live in and enjoy living with the many other happy owner

occupiers or rent out and enjoy great income!

The amenities on offer at The Hedge are on the 1st Floor; a magnesium pool, gymnasium, BBQ area with table and seats, toilets and showers, there is a library with quite an array of books, games and crafts and other seating areas on the first floor. There is a handy set of stairs that lead down from the pool area if you're heading off to the Beach for a leisurely stroll or finish the day off with a sundowner at the Surf Club. Body Corp Fees are quite reasonable at $6694 per annum and includes insurance and payable quarterly which makes it more manageable. The Hedge could not be in a more convenient position and is very established now and still only 5 years young!

The hospital precinct is approximately a 7 minute drive and you can be at the Sunshine Coast Airport in 20 minutes. It is easy access to the Sunshine Motorway and you can travel down the Bruce Highway to the Brisbane Airport in just over an hour. Buddina is so central and within easy reach to so much. You can also enjoy the Mooloolaba Fireworks from your Northern Balcony so if you are looking for a modern apartment with a great floor plan in a super location, Buddina is becoming one of the top spots, come along to the next open home and check it out! This apartment will not last long so don't delay, you won't want to miss out on this little Beachside Beauty!

- Spacious and Modern Open Plan
- Good Separation with Bedrooms
- Body Corp Fees are $6694 PA
- 2 minutes to Patrolled Beach
- Shopping Centre just opposite
- Everything is within easy reach
- Investor-furniture can be included
- Facilities offer Pool, Gym, BBQ
- Basement Car Park with storage
- Cafes and more Ground Floor
- Stylish Shutters, Fans, Flooring
- Entertain on Wide Balcony
- Screens - Bedrooms and Dining
- Great Sea Breezes filtering thru
- Central, sought after location

- Ocean, River and National Park
- Hospital Precinct Nearby
- just over 5 mins to Mooloolaba
- 20 mins Local Airport
- 1 hour to Brisbane Airport
- Mountain Creek School Zone
- Quick access to the Motorway

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