



Unit 113, 5 Bermagui Cres, Buddina



*Live a carefree lifestyle in this large north facing apartment between sea and shops!*

Convenience is everything here!! This first level north facing apartment has the perfect aspect and a lovely pleasant green leafy outlook, is peaceful, very private and is conveniently located on the same level as the gym, magnesium pool and BBQ area where you can enjoy a meal and take in the great coastal vibe on offer! If also has a set of stairs on the eastern side of the complex so if anyone is coming back from the beach or surf club just swipe your fob and up you come, so easy!

The Seller is not leaving the complex as loves the closeness to everything and the wonderful community that the Hedge offers so she is just downsizing to a smaller unit. This apartment has 2 car parks but there will be days when you don't need to move your vehicle because it is so close to everything, all within walking distance and positioned in a fabulous location between a major patrolled beach and the very popular Kawana Shopping World which offers many shops

3 2 2 126 m2

Price Offers from  
\$1.15M

Property Type Residential

Property ID 445

Land Area 126 m2

Floor Area 126 m2

*Agent Details*

Leanne King - 0439910235

*Office Details*

The Property League  
07 5476 3579

**AroRealty**

and services including Post Office, Doctors Surgery and other medical specialists plus the Library and Centrelink only a short stroll. The apartment directly opposite is already rented out as an air bnb and enjoying great income and furniture can be included.

This is becoming one of the hottest suburbs to stay in on the Sunshine Coast and being located between beach and shops with many restaurants and so much more make it a superb place to holiday or live. Beautiful Buddina with its many natural surroundings is one of the Sunshine Coasts blue chip suburbs to invest in as its surrounded by nature offering expansive beach walks, great fishing spots, amazing views from top of Point Cartwright, the Mooloolah River and La Balsa. Purchase now, place in the hotel rental pool, enjoy some great income and move in down the track when the time is right! Very rarely do these north facing units come up for sale as it is so cool in summer with great sea breezes filtering through and warm in winter with the sun drenching the balcony and the warmth flowing throughout!

If you are downsizing and want 3 bedrooms all with good storage and an ample size living including extra large balcony Unit 113 is a great compromise with its added convenience, extra features with top of the range appliances, air-conditioning and fans in all bedrooms including walk thru robe in main bedroom and living area. There are full block out curtains and sheers in living and master with security screen together with full door opening out onto the massive balcony where the doors can be pushed right back to bring the outside in with seamless flow, there is also a ceiling fan with light installed on the balcony and heater for those colder months, both bathrooms also feature mirrored cabinets giving you extra handy storage & Bedroom 2 and 3 also have built ins wardrobes and both have individual split system A/C. The Hedge offers a good percentage of owner occupiers and permanent residents who love the convenient lifestyle and the body corp fees are very manageable at only \$1652 per quarter.

The 2 elevators service the apartments from the basement to your front door or there is another exit and stairs located on the first level with quick access to the beach without having to use the lifts. Being on the first level offers great convenience and accessibility with a very

casual open plan area where you can sit and relax and directly opposite the Aldi entrance to Kawana Shops, with a nice open breezeway between north and south buildings take in the cool sea breezes and enjoy one of the books or puzzles from the adjacent lending library. Only the northside units have an added feature of privacy screens on the balcony and the great position of the Hedge as well as practical convenience from this apartment is second to none and being elevated you can enjoy the new years fireworks from your very large and functional balcony.

To be right opposite a Major Shopping Centre but to be so quiet it is all about the position and being on the north side makes it quiet and private offering a very pleasant leafy green outlook where you can hear the birds chirping and the waves rolling in the distance. It is also the only apartment for sale at this address offering 2 car parks and a storage cage for those items that don't need to go upstairs plus there's a solid security bar installed in front of your car park to lock up your bicycle or kayak if required with many other racks scattered throughout the secure basement carpark. As an added feature it also has a new water purifier installed and special tap with pull out cord for washing veggies. There isn't anything else to do but sit back, relax and know that you have made a great choice by purchasing in this blue chip suburb of Buddina.

You can catch a wave in the morning, walk up to Point Cartwright, take in the magnificent views and stroll back along the river watching the boats go by. Enjoy a superb coffee on your return at one of the lovely cafes downstairs where you will also find a beauty salon, barber shop, physio/pilates, ice bath/sauna and Urban Lamb. Why not head over to the Surf Club for lunch or do a spot of shopping in the afternoon as there's lots of boutiques and specialty stores to explore or guys if that's not your thing you can enjoy some fishing at one of the many great fishing spots or enjoy a cold beer or flutter at The Surf Club, seriously you will never lack for something to do here!

Finish the day with a movie and cocktail at the Gold Class Cinemas and choose from one of the many great restaurants on offer or take a short stroll over to the Kawana Hotel and enjoy a meal and some entertainment. Everything you need is literally right on your door step

and at the end of the day you can drift off to sleep happily listening to the sound of the ocean and knowing that you have made a wonderful choice by purchasing this private and peaceful north facing unit in beautiful Buddina.

It's only a short drive into Mooloolaba and there are 2 state of the art hospitals less than 10 minutes away. Buddina is such a handy central location, it's 20 mins to the local airport and only an hour to Brisbane. There's plenty of public transport just over the road where you can catch a bus to the Uni, the Plaza and The Hedge is also in the Mountain Creek Zone which is one of the best public schools on the Coast. Buddina Primary is only a 2 minute walk from the apartment so all in all it's definitely a great place to invest in so why not secure your beachside property now, enjoy some good rental returns and move in when the time is right.!

- Large Airy Open Plan Living Area
- Invest - Furniture can be included
- Northside Level One Convenience
- Master - Ensuite / Walk thru Robe
- A/C Systems and Fans in all rooms
- Gym, Heated Pool on same Level
- BBQ Area and Entry/Exit 1st Floor
- 2 Secure Car parks + Storage Cage
- Very large North facing Balcony
- Between Patrolled Beach & Shops
- Body Corp Fees \$1652 per quarter
- Stylish & Modern Unit / Complex
- Main Bedroom opens to Balcony
- Full Block out Curtains and Sheers
- Screens on Balcony, Fan & Heater
- Serviced by 2 Fast Lifts + Intercom
- Quiet Private Easy Central Position
- 2 mins Council Library/Centrelink
- Only 20 mins to Local Airport
- 7 mins to Mooloolaba Esplanade
- 1 hour to Brisbane Airport
- Hospitals only short drive away
- Security Screen in Master - pet door

- Central Location Bus Stop nearby

*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.*