



6 Tumut Street, Buddina



Location Location... Disability Independence with Dual Living, Shops and Beach on Doorstep!

It does not get more convenient to the Shopping Centre from this versatile, wheelchair friendly home offering dual living and exceptional flexibility and accessible parking, perfect for a large family, elderly parents, assisted living, or a private teen/guest retreat. Two main bedrooms each feature ensuites with the main featuring open plan roll in shower and grab rails for assisted living plus a third bathroom has a bath and separate toilet in the main wing. This location is so amazing and convenient with basically everything you need right on your doorstep!

The main residence has step-free entry and wide doorways and boasts a large open-plan living, kitchen has lowered counter tops and dining area that flows out to a resort-style outdoor oasis: freshwater pool and spa with copper ioniser, built-in umbrella and gazebo. New low maintenance decking means no regular oiling and multiple outdoor sitting areas capture a relaxed coastal vibe.

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Price	Contact Agent
Property Type	Residential
Property ID	453
Land Area	630 m2
Floor Area	315 m2

Agent Details

Leanne King - 0439910235

Office Details

The Property League
07 5476 3579

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The secondary dwelling can be opened into the main home or closed off as a self-contained unit with lounge, dining, kitchen, bedroom, ensuite and an additional room currently used as an office/storage. Looking for a home set up for assisted living, this is perfect and close to everything!

Buddina is a central coastal location surrounded by nature. Walk the beach to Point Cartwright and marvel at the views or wander the National Park and watch boats enter the harbour from the Pacific Ocean. La Balsa waterfront park on the Mooloolah River offers three playgrounds, exercise equipment, sheltered BBQs and a boat ramp. Cruising, fishing, surfing and swimming are all close by and the Kawana Surf Club and Gold Class Cinemas are within a few minutes, so very easy walking distance! **Please call Leanne to discuss further and arrange a private inspection or a video call and she will walk you around and show you this convenient location.**

Key features:-

- 2 main bedrooms with ensuites "roll in shower"
- Step free entry, wheelchair friendly throughout
- grab rails, wide doorways, lowered countertops
- Dual living: open plan or fully separate dwelling
- A/C split system in main areas / master bedroom
- Freshwater pool & spa (copper ioniser) Gazebo
- Low maintenance decking - no oiling necessary
- 13 kW solar panels (2 arrays) on colourbond roof
- Large shed - built-ins / makes a great man cave
- Carport for 2 cars plus 2 secure spaces
- Room in front yard to house the caravan or boat
- Outdoor relaxation areas with coastal breezes
- 2 min walk to Patrolled Beach & Surf Club
- 1 min walk to Shopping Centre & Cinemas
- Surrounded by Nature; Parks, Ocean and River
- 5-7 mins to Mooloolaba and hospital precinct
- 20 mins to Sunshine Coast Airport
- 20 mins to Landsborough Train Station
- 1 hour to Brisbane International Airport
- Centrally located - Coastal Conveniences

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