

**46 Malinya Drive, Buddina, QLD, 4575**



**House For Sale**

Friday, 15 November 2024

46 Malinya Drive, Buddina, QLD, 4575

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Adam Budd

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## **BUDDINA BEACHSIDE PROPERTY SELLING AFTER 35 YEARS OF OWNERSHIP!**

46 Malinya Drive, Buddina

Adam Budd of Ray White Kawana Waters is proud to present to the market 46 Malinya Drive, Buddina. Brisbane owner says sell after holding the property for 35 years!

- 536m2 flat allotment
- Zoned Low Density
- Solid 3 bed, 1 bath, 2 car brick and tile home

This is a sensational A+ location set within close proximity to Kawana Shopping World, restaurants, and cafes. Short distance to Mooloolah River, bbq/picnic areas, and the iconic Pt Cartwright and Buddina Beach. Centrally located and just a short drive to the emerging Maroochydore CBD and Kawana Private & Public Hospitals, the location is A+

If you are a savvy investor or developer, you know the potential and options available on offer to maximize the property's potential. If you are looking for an allotment in a prime location to build your dream family abode or develop, simply look no further.

Current tenants in place up to 14/07/25 paying 555 per week.

Don't miss this opportunity to purchase this property in one of the most sought-after locations on the Sunshine Coast.

\*PLEASE NOTE, WE DO NOT HAVE INTERNAL PHOTOS BASED ON THE TENANTS REQUEST.

\*PRIVATE INSPECTIONS AVAILABLE ON THE WEEK OF -

17-23 NOVEMBER

24-30 NOVEMBER

OPEN FOR INSPECTION 7 DECEMBER 10.00-10.30AM

OPEN FOR INSPECTION 14 DECEMBER 10.00-10.30AM

ONLINE AUCTION - RAY WHITE MOOLOOLABA 17 DECEMBER 5.30PM

### Tenancy Details

Lease start and end date - 16/07/2024 - 14/07/2025

Rent Per Week \$555pw

Smoke alarms compliant