

# 9 Forest Rise Court, Buderim, Qld 4556

## House For Sale

Tuesday, 7 January 2025

9 Forest Rise Court, Buderim, Qld 4556

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1173 m2

Type: House



Jared Young



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## Auction

Auction Location: On Site Nicholl & Young are excited to welcome you to 'Silva Arcis', nestled in a serene tree top location, this immaculate contemporary home offers the perfect blend of luxury, practicality, and breathtaking rainforest views, situated on a large 1173m<sup>2</sup> block. From the moment you enter, you'll be captivated by the striking pendant lighting designed by renowned artist David Trubridge. Every detail has been carefully considered to create a space that caters to families, entertainers, and hobbyists alike. The home features timber floors throughout, with spacious built-in bedrooms, including a master suite with an ensuite and inviting bathtub. There's also a generous study that could easily be converted into a fourth bedroom. The open-plan living and dining areas are complemented by a sleek kitchen, while large glass doors open to an expansive deck where you can enjoy spectacular sunsets, morning birdsong, and views stretching over the Maroochy River all the way to the Mapleton Falls National Park. For easy access, an internal elevator or spiral staircase leads to the alfresco area. For those who love outdoor entertaining, over 40sqm of bespoke alfresco space awaits, complete with world-class art installations, a fountain, a Weber BBQ and outdoor kitchen plumbed with a separate HWS. The impressive sparkling 11 x 3.5m pool create a relaxing and spacious space for entertaining. The outdoor area also features a separate man cave, workshop, oversized garage, and abundant storage. The property also boasts a range of modern comforts, including 10kw Fujitsu ducted heating and cooling, Miele kitchen appliances, solar power, and an automated in-floor pool cleaning system. Additional features like an outdoor shower, smart toilet, and fibre-optic internet complete the package. Features you will love:- Reslift internal elevator – 2 person, 200kg capacity- 10 kw Fujitsu ducted heating and cooling with 4 zones- Stone surround ecosmart fireplace in the lounge area and fans throughout.- Solar power – 350w 38 panels with inverters and battery for storage- Miele Integrated Dishwasher- Miele appliances – Pyro self cleaning oven, combi steam oven, induction hot top, builtin rangehood, coffee machine- ZIP Hydro tap filtered water – hot, cold, sparkling- Liebherr Integrated and plumbed refrigerator, Miele dual zone wine fridge- Fibre is connected to the property (FTTP)- Inground pool has an in floor cleaning system, sanitation station, auto ph control, inverter heat pump, independent circulation pump, full glass interior, self filling and draining, automated security cover with in floor pit- Hot and cold outdoor shower Location benefits:- 3 minutes to the North Buderim village where you will find Coles, local shops and cafes- 5 minutes to Buderim Village where you will find local schools, swimming pools, cafes, shops and boutiques!- 10 minutes to Immanuel Lutheran College- 12 minutes to the Sunshine Coast Airport- 15 minutes to beaches and the Maroochy CBD- 60 minutes to Brisbane This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information has been used to the best of our knowledge to ensure that any statements in our advertised material is true and accurate. Verify all details independently before making any real estate decisions. We assume no liability for inaccuracies or damages resulting from the use of our advertising.