

**1/8 Ballinger Ct, Buderim, QLD, 4556**

**CENTURY 21**

**Townhouse For Sale**

Saturday, 11 January 2025

1/8 Ballinger Ct, Buderim, QLD, 4556

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 151 m2**

**Type: Townhouse**



**SEAN HARDING**  
0410212121



**GRANT SMITH**  
0410212121

## Stylish Rainforest Living With A Modern Coastal Makeover!

Prepare to be surprised and impressed with this unassuming townhouse. Nestled on Buderim, only moments walk to the village, this end townhouse of only three in the complex is wrapped in the surrounds of beautiful established rainforest, giving a vista of flora and fauna from every window.

Recently this three storey townhouse has undergone an extensive makeover throughout, bringing the home into a sophisticated, modern coastal style. No expense has been spared, ensuring the purchaser will enjoy the benefits of a spacious residence in a desirable location with nothing to do but move in and enjoy the convenience.

As you enter the front porch, there is new neutral hybrid French Oak flooring and fresh paint throughout. A bi-fold wall to the left of the entry reveals the third toilet powder room and the laundry. At the rear of the entry level you will find a spacious open plan living area with soaring ceilings and exposed timber rafters. The crisp white kitchen features stone bench tops and stainless steel appliances. With expansive windows throughout, the beauty of nature surrounds.

The entry level is suspended slab construction with the rear porch overlooking the rainforest. The allotment is 489sqm with only three townhouses, and only one adjoining neighbour to the entire allotment. Townhouse one is desirably positioned on the rainforest end of the complex, giving ultimate privacy.

The upstairs master suite is king size, boasting his and hers robes as well as a modern sophisticated ensuite with floor to ceiling tiles and brass fixtures.

Downstairs on the lower level there are a further two bedrooms with built-ins, additional storage and the main bathroom that has been tastefully designed to compliment the ensuite with the same designer finishes.

There is direct access to the lower balcony from one of the bedrooms that steps down into the common area back yard.

This stylish townhouse is a true surprise and sure to impress, only a few metres from the Middys shopping complex and a couple of minutes walk to the main Buderim Village Street. There is also the added advantage of being a short stroll to Buderim Primary School.

If you are looking for character and a unique home where all the hard work has been done, then this triplex is the ultimate in privacy and style!

- Three Bedrooms With Built-ins
- Tri-level Triplex
- 489sqm Allotment (Total Land Content)
- Only One Adjoining Neighbour
- Surrounded By Nature
- Siding & Backing On To Rainforest Reserve
- Full Extensive Remodel & Makeover Throughout
- Raked Ceilings & Exposed Rafters To Living Area
- Hybrid Timber
- Soaring Voids & Ceiling Over Family Dining Area
- Spacious Open Plan Living
- Timber Floors Throughout Downstairs Throughout
- New Open Plan Kitchen
- Stone Top & Crisp White Kitchen
- Stainless Steel Appliances & Gas Cooking
- Balconies On Entry Level & Ground Level
- Private Setting

- Two New Bathrooms
- Ensuite & Dual Robes To Master Bedroom
- Powder Room On Entry Level
- Ceiling Fans Throughout
- Single Electric Garage With Internal Access
- Ample Storage Throughout
- Current Rental Appraisal \$750.00 Per Week
- Easy Walk To Schools & Buderim Village

A stylish coastal makeover, perfectly positioned On-Buderim with a private rainforest setting.

BODY CORPORATE:

\$4,602.52pa (After 20% Discount If Paid On Time)

SINKING FUND:

\$9,290.59 As At 30.04.24