



7 Malkana Cres, Buddina



## PRETTY ON THE PARK AND A BUDDINA BELLE

This charming and unique rendered home with white picket fence backs onto secret park its own private gated entrance and is located in a quiet and pleasant crescent in central Buddina. With no traffic all you will hear are the birds chirping and the waves rolling in the distance, this is the ultimate spot to live, away from the hustle and bustle but still close enough to enjoy all that Buddina has to offer! With a canal leading to the river just around the corner adjoining Beltana Park you can pop in the kayak or throw in a line and catch dinner, take in an early morning surf at one of the many popular surf spots nearby or enjoy a casual BBQ with friends down at La Balsa and enjoy watching all the activity on the River. This address is so conveniently located between the Mooloolah River and the rolling surf of Buddina and there are walking and bicycle tracks to enjoy whilst taking in the breath taking views from top of Point Cartwright. It's also located in the Mountain Creek School Zone so you can enroll your kids in one of the best public schools on the Coast and still live an amazing lifestyle so close to all that Buddina has to offer! The Kawana Shopping Centre has expanded and is just down the road, you can take in a Movie at the New Gold Class Cinemas or enjoy a meal at one of the many restaurants nearby. Everything is in easy reach from the Primary School, Library, Hotel, Surf Club, Centrelink/Medicare, Doctors, Dentists, Butchers, Bakers, Fruit & Veg Shops and then there's all the Boutiques so you can shop til you drop or just relax and know that you have made a great choice to select this unique address. You are only 10 minutes to the new Hospital and

3 2 1

<b>Price</b>	SOLD for \$712,000
<b>Property Type</b>	residential
<b>Property ID</b>	112
<b>Office Area</b>	0
<b>Land Area</b>	549 m2
<b>Floor Area</b>	182 m2

### Agent Details

Leanne King - 0439910235

### Office Details

The Property League  
07 5476 3579

THE **PROPERTY**  
LEAGUE

**Health Precinct and Mooloolaba Esplanade and just over an hour to the Brisbane Airport. This beautiful residence is so central to everything which is why Buddina is one of the Coasts Top Hot Spots with growth set to continue for many years to come!**

**You will want for nothing from this picturesque and perfect location, nothing needs to be done, just move in and enjoy the great lifestyle that this lovely and charming home has to offer. If you have children or pets you have your own private gate to the large and exclusive park behind with plenty of room to run around and swings to play on and a doggy door off laundry, it is so safe & secure and only a short bike ride up to the Buddina Primary School. This beautiful house has such a spacious feel because it has high ceilings with exposed beams letting in more sea breezes and the wooden flooring looks superb and is so easy to maintain. There's air-conditioning in both living and dining areas as well as a separate split system in the Master Bedroom. Bedroom 3 is located off to the right when entering the home off the very private gated entrance and it comes with separate toilet, hand basin, desk, wardrobes and a shower could be fitted if needed; the choice is yours but it could make for a great teenagers retreat, separate living space or of course there's that extra income potential! There is a good sized storage shed located in the back yard with built in work bench plus another for extra storage tucked away out the front right. Come and check out the refreshing north facing very private pool that is in such a lovely green setting. You will be pleasantly surprised as you enter this property through private foyer to see how spacious it is inside with 2 separate living areas, large kitchen, large bedrooms and outside 3 separate outdoor areas to sit, relax and unwind not to mention the beautiful park at your back door. This solid, neat as a pin and unique home is a Beauty and is definitely a Buddina Bargain so get yourself along to the next Open Home or call now!**

- **Solid, Neat and unique centrally located in Buddina**
- **Live in Mountain Creek Zone but enjoy beach lifestyle**
- **Peaceful and safe Crescent with little through traffic**
- **Rendered with lovely gardens and white picket fence**
- **2 separate living areas and all bedrooms are large**
- **Large private park behind with its own gate entrance**
- **Near beach, river and fab views from Point Cartwright**
- **Located in the much sought after Golden Triangle area**
- **High ceilings with exposed beams - more spacious feel**
- **North facing tranquil pool with private leafy setting**
- **Solid hardwood home with timber flooring throughout**
- **2 mins walk to canal, catch dinner or paddle the kayak**
- **2nd Carport could be added easily more space on right**
- **3 pleasant and private outdoor places to sit and relax**
- **Bedrooms have robes, 3rd has toilet and hand basin**
- **2 sheds; work shed with bench and other for storage**
- **Close to school library shopping centre and cinemas**
- **10 solar panels - 3 kilowatts to reduce running costs**
- **10 Mins to New Hospital and Mooloolaba Esplanade**
- **Quick access to Bruce Highway and an hour to Brisbane**
- **Only a few minutes to mouth of river and Pacific Ocean**
- **2 bathrooms, 3 toilets, ensuite has bath and shower**
- **Bedroom 3 added separation or potential Air B and B**

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.