



Unit 3, 8 Starling St, Buderim



Rare 4 bedder townhouse near MFAC, Uni and Coles

Amber Fox is thrilled to offer to you this rare 4 bedroom townhouse for sale. Positioned in a large resort-style complex with great facilities including 4 pools (one a lap pool), bbq facilities, native gardens and playground, this unit backs onto the bush, is nestled down a quieter part of the complex and is tenanted til September at \$440 per week.

- Downstairs offers a generous A/C main living and dining area with storage under the stairs whilst upstairs boasts a separate living area with study nook
- The open plan kitchen is ultra sleek with dishwasher and plenty of bench space
- There is a lovely courtyard with no rear neighbour so open views to a green bush outlook plus a water tank for easy watering
- There are 4 great sized bedrooms upstairs with BIR and ceiling fans, the main with ensuite and A/C
- There are separate toilets on each level to accommodate the family and guests with the main bathroom upstairs to accompany the bedrooms
- Secure double lock-up garage with internal access plus separate laundry room

There is plenty of visitors parking and great common areas within the complex for you to have a picnic, catch up with friends, kids to play with other children in the estate and enjoy just a lovely community feel. The Atrium does consider pets on application and is only a short walk to the local Foodworks supermarket, Local Cafe, Gym, Take-Away and Hairdresser plus is located minutes to the Matthew Flinders Anglican College, Sippy Downs

4 2 2

Price	SOLD
Property Type	Residential
Property ID	117
Office Area	0

Agent Details

Amber Fox - 0405 357 735

Office Details

The Property League
07 5476 3579

THE PROPERTY LEAGUE

Shops and Schools plus Coles Supermarket is now in town. The University of the Sunshine Coast is nearby, it's just another few minutes up to Buderim or 10 mins over to Maroochydore and the Sunshine Plaza, beaches plus the central location also offers easy access to the Sunshine Motorway and Bruce Highway.

This beaut townhouse stacks up very well from an investment perspective but also would suit an owner-occupier who was looking for a large unit without that hemmed in feel (at the lease's end of course). As there is a long-term tenant in place (and an excellent tenant at that), we do request inspections only between 9.30am and 3.30pm and at least 48 hours notice for inspections. Upon entering the complex, there is a map on your left so if you are coming for an inspection or open house, be sure to check that out so you know where to go :) but this unit is in the first internal street on your right as a guide. We look forward to showing you through this pick of the crop townhouse!

NB: The floor plan is the reverse of the floor plan we have supplied.

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.