

Sold



Unit 152, 8 Starling St, Buderim



## Light and breeze filled 2nd floor unit near lift with bush outlook

Amber Fox offers to the market this 2 bedroom end unit that is available for vacant possession or as the next property for your investment portfolio. With a lease ending at the end of April, the option is to move in or to continue on as is with a tenant paying \$330 per week (indications are the current tenant would love to stay).

This unit is on the second floor and faces the council bush - such privacy is rare, add to that it is positioned at the end of the complex right near the lifts so you have easy access to your car, easy access to the shops, pool and public transport, uni, coles and even YOU! insurance if you work there!

Key features include:

- Positioned at the end of the building so only one neighbour to the side
- Awesome gloss laminate floors that are breath taking
- Huge balcony with room for dining and bbq and that stunning bush outlook
- Open plan kitchen and A/C living area making for comfortable and functional easy living
- 2 bedrooms with built in robes and ceiling fans
- Adequate main bathroom with shower
- Fantastic tenant in place

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

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<b>Price</b>	SOLD for \$289,000
<b>Property Type</b>	Residential
<b>Property ID</b>	137
<b>Office Area</b>	0
<b>Floor Area</b>	90 m2

### Agent Details

Amber Fox - 0405 357 735

### Office Details

The Property League  
07 5476 3579

THE **PROPERTY**  
LEAGUE

Foodworks supermarket, Local Cafe, Gym, Take-Away and Hairdresser plus is located minutes to the Matthew Flinders Anglican College, Sippy Downs Shops and Schools. 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 and the Hospital precinct so there's no denying this is a solid investment that has enjoyed extremely low vacancy rates and good rental returns.

This unit is light filled and open plan so inspections are a delight. Join us at the next open home or make contact to arrange your private inspection as I can assure you, you won't be disappointed.

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