



**Unit 107/ 5 Bermagui Cres, Buddina**



**107 is SOLD but STANDBY as right next door is AVAILABLE WEDNESDAY**

This almost new seaside apartment has 2 air conditioned bedrooms plus office and is now vacant and ready to move into straight away! Both bedrooms airconditioned as well as living area with fans throughout and in good sized Office it is quite spacious at 121 square metres together with a very wide balcony! Its conveniently located on the first floor and has tree lined built in garden beds along balcony giving you more privacy and a leafy green outlook with the Kawana Shopping World just behind. All the facilities are also conveniently located on the same level or first floor and these include:- magnesium pool, gym, BBQ area and table, chairs and seats conveniently placed to relax and enjoy the wonderful lifestyle that the Hedge offers with steps down onto the ocean side of the building and only a short 2 minute walk to the main patrolled beach and surf club of Kawana.

Leave the car in the garage as there is a major shopping centre right opposite with everything you'll need, together with restaurants, cafes, gold class cinemas and much more. Its only 1 minute walk to the Buddina Primary School, then a little further you'll find the Community Centre and Library, Centrelink and Medicare. There's also a Tennis Centre, Medical Centre, Dental Surgery, Hotel, IGA and so much more, as I say everything is in walking distance, this location is awesome!

This stylish property is positioned in the Hedge Apartment Complex which is only 18 months old and offers undercover garaged parking with lift access to your door and all the facilities mentioned above as well as toilet and shower

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<b>Price</b>	SOLD for \$565,000
<b>Property Type</b>	Residential
<b>Property ID</b>	245
<b>Office Area</b>	0
<b>Floor Area</b>	121 m2

#### Agent Details

Leanne King - 0439910235

#### Office Details

The Property League  
07 5476 3579

**THE PROPERTY LEAGUE**

facilities with the body corp fees coming in at only \$2,000 6 monthly. This apartment is available now so move in straight away or if you are looking for an investment it offers a good rental yield. Rentals are so scarce on the Sunshine Coast at the moment so rent it out now and move in later as you could not find a better location. You will not be disappointed, it's truly all about position position here and a good free and easy lifestyle that's on offer to the astute buyer!

- 2 air conditioned large bedrooms plus home office
- private, leafy green tree lined built in garden beds
- wide balconies opposite Kawana Shopping Centre
- 2 bathrooms, stylish kitchen with open plan living
- 2 mins walk to main patrolled beach and surf club
- transport close - bus stop at the shopping centre
- walk to primary school, centre link and medicare
- low body corp fees magnesium pool, gym, BBQ
- quick access from to ground level on all sides
- walk to cinemas, restaurants, pub, IGA, library
- nature walks up to point cartwright and la balsa
- rent at good rental yield as high demand area
- it is the ideal central and convenient location
- easy lifestyle with everything on your doorstep!

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