



**Unit 108/5 Bermagui Cres, Buddina**



Quick Beach/Shop access from your secure Apartment with Office

#### Visitors Parking on ground floor - 32-34 Lowanna Drive

Imagine living with the Shopping Centre just over the road and the main patrolled Kawana Surf Beach only a 2 minute walk away. With this secure first floor private apartment you have all the facilities on the same level with stairs to the ocean side, only one floor up and closer to the fabulous lifestyle on offer! Of course if you are looking for a great little investment it also would never sit empty as apartments centrally positioned like this are in high demand!

Convenience is King and this great little unit situated at the Hedge Buddina has it all! As you enter through the front door you have a bathroom on your right and large 2nd bedroom to your left. The large open plan living area with stylish white stone island bench will have you impressed as it also has a separate laundry room off to the right and a very handy open plan office to your left plus giving great separation between master bedroom and the large second bedroom which also has a window letting in plenty of air giving good cross ventilation throughout. All windows and doors have roll down blinds and there are also good block out curtains and reverse cycle air conditioning in both living and master bedroom.

The main bedroom also has a walk through robe into the stylish ensuite with tiles from floor to ceiling and mirrored cabinets for extra storage. There is also access to the balcony from the master as well as through the large glass doors that can be pushed back to bring the outside in and give a seamless

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<b>Price</b>	SOLD for \$562,000
<b>Property Type</b>	Residential
<b>Property ID</b>	253
<b>Office Area</b>	0
<b>Floor Area</b>	114 m2

#### Agent Details

Leanne King - 0439910235

#### Office Details

The Property League  
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**THE PROPERTY LEAGUE**

flow to the apartment creating more space. The balcony is wide and spacious and the tree lined planter boxes run along the length of balcony giving you shade and privacy.

This apartment is in a perfect location just outside the lifts on the first floor so when you are coming up from your secure basement car park you walk out of elevator to your front door. If you are looking for ease and convenience this is the one!

Once again convenience is the key here as all the facilities are located on the same level; heated magnesium pool, air conditioned gym and BBQ area with large table and seats and other table and seats on first level to sit relax and unwind.

There are also steps from poolside leading down to the street or ocean side, if you have invited visitors over for a BBQ they can park in visitors on ground level and come up these very handy steps as a great little spot to get together with family or friends!

Other than the main beach and shopping centre which has gold class cinemas there is a new Coffee Shop downstairs at The Hedge as well as a Hairdresser and Beauty Salon. Opposite you will find Kawana Shopping World which has major stores like Aldi, Woolworths, Coles, Big W, Best and Less and many other Chain and Specialty Stores. There are many Restaurants and Cafes to enjoy so you'll hardly need to move the car, just let your feet do the walking and save on fuel!

The Primary School is located a short stroll away and then there's the Community Centre and Library, Medicare and Centrelink all less than a 5 minute stroll away. There's a Medical Centre, Dental Clinic, IGA, Hotel, Dan Murphys and much more, you will have heaps to explore and certainly should never get bored as so much is within easy walking distance.

So come along on Saturday at 11 am and view this stylish little apartment in the heart of it all offering everything you could possibly need, giving you or your tenant total convenience to so much with some great beach and nature walks on your doorstep and an absolutely fabulous lifestyle!

- **Stylish 2 Bedrooms plus Office**
- **Open Plan Living Big Balcony**
- **Modern Kitchen - Island Bench**
- **Air Conditioning - Living/Master**
- **Pool Gym BBQ all on same level**
- **Opposite Major Shopping Centre**
- **Apartment is only 18 months old**
- **Only 2 minutes Main Surf Beach**
- **Private with Tree lined Balcony**
- **Separate Laundry off Kitchen**
- **Low Body Corp \$2k half yearly**
- **Secure car park in basement**
- **Lift directly to your front door**
- **It's Lifestyle and Convenience!**

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