

# McGrath

## Frequently Asked Questions and Property Information

<b>Property Address:</b>	<b>317/2 Retreat Dr Buderim</b>
<b>Terms:</b>	5% deposit, Settlement by negotiation
<b>Configuration:</b>	2 Bedroom, 2 Bath, Study, 2 Car Garage
<b>Inclusions:</b>	Window treatments, Dishwasher and Outdoor Water Feature
<b>Property Built:</b>	Sept 2024
<b>Solar:</b>	Yes, 5.5kw
<b>Block Size:</b>	281m <sup>2</sup>
<b>Site Fees:</b>	\$512.18 per fortnight
<b>Home &amp; Land Size:</b>	Home Size: 202m <sup>2</sup> & Land Size: 281m <sup>2</sup>
<b>NBN:</b>	Yes
<b>Cooling/heating:</b>	Ducted air-conditioning and ceiling fans

### Other Information

- High ceilings and gentle breezes, light filled living and dining area
- Entertainer's Kitchen with butler's pantry and plentiful storage, Bosch appliances
- Low maintenance garden and fully fenced for a pet
- Secure Double garage with high clearance and internal access
- Multiple outdoor entertaining areas including a covered Alfresco
- Modern and stylish finishes throughout
- Bathrooms have been finished to a very high standard with mirrored cabinets and full size shower niches
- Additional block out blinds and sheer blinds for year round comfort
- Additional power points, dimmers and lights for function and practicality
- Dedicated study with plantation shutters and built in cabinetry to provide an abundance of storage
- Close to Forest Glen shopping Centre, supermarket, chemist, medical professionals, cafe and boutique shops
- Close to Buderim Village
- Halcyon B facilities on offer include a heated undercover magnesium pool, outdoor non-heated pool, spa, steam room, tennis, pickle ball, lawn bowls, table tennis, snooker, gym, golf simulator, cinema room for 42 people, library, pottery classes, painting classes, aqua aerobics, pilates, workshop, Private dining room and shared pizza oven.