

## Property Information 3/93 Iluka Avenue, Buddina



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PROPERTY  
DOCUMENTS





# FAQ's & Property Information

## 3/93 Iluka Avenue, Buddina

### Property Details

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Year Built:	1988
Property Size:	106m <sup>2</sup>
Rates:	\$1,227.41 Per Half Year Approx
RPD:	Lot 3 on BUP8844

### Body Corp

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Body Corporate:	\$2,060.00 Paid Per Third Approx
Sinking Fund Balance:	\$65,039.67

### Tenancy

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Occupancy:	Vacant
Rental Appraisal:	\$580 - \$600 per week

### School Catchments

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Public:	Primary:	Buddina State School
	Secondary:	Mountain Creek State High School
Private:	Primary & Secondary:	Immanuel Lutheran College

### Other Information

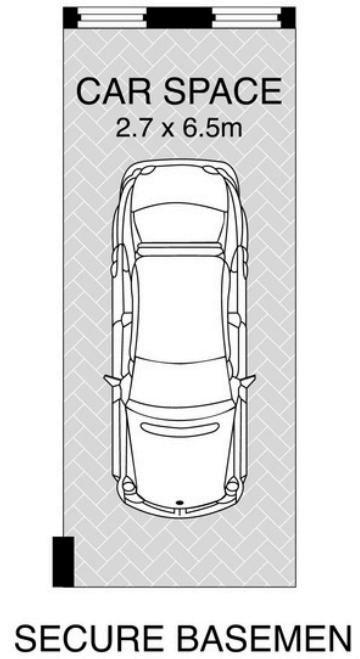
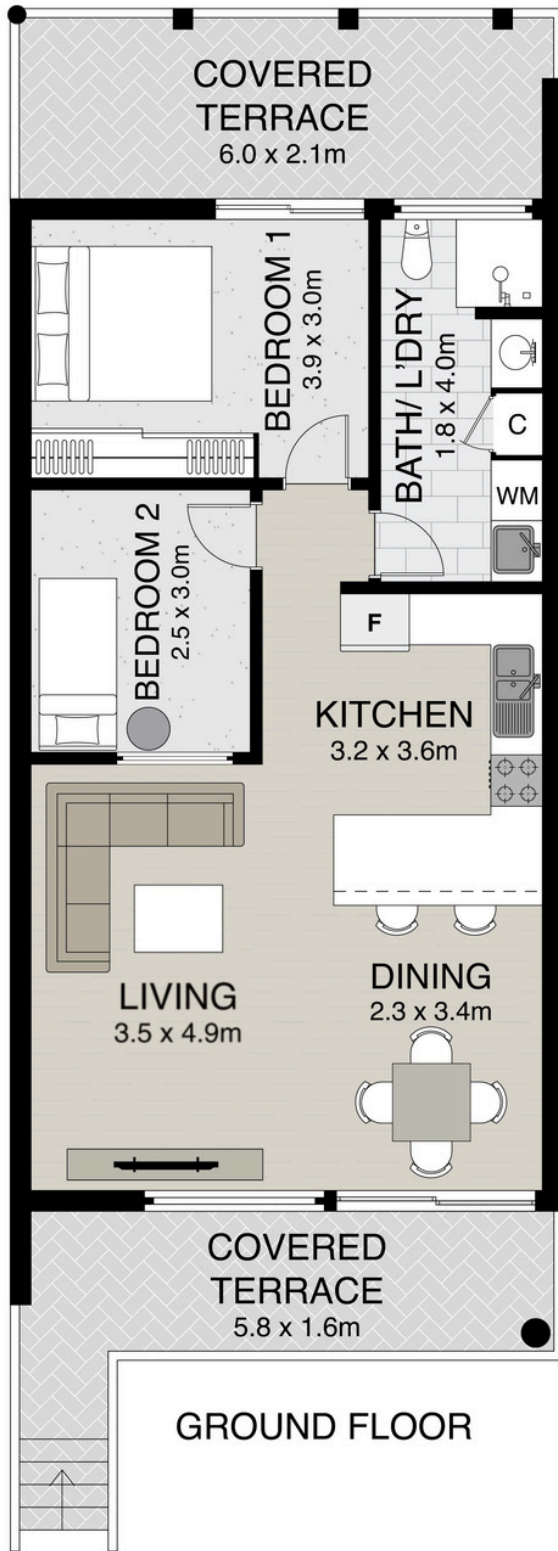
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Copy of Contract:	Available On Request
Inclusions:	2 Bar Stools & Wardrobe in Bedroom 2



## Property Features

- Open plan kitchen and original bathroom with scope to renovate
- Master bedroom with built-in wardrobe and its own covered terrace
  - Versatile second bedroom or study
  - Integrated laundry within the bathroom
  - Allocated car space in secure basement
- Covered terrace at the front of the unit with peaceful garden outlook
- Low maintenance living with affordable body corporate fees
  - Ideal for owner occupiers or investors
- Just minutes to the beach, shops, cafes, and surf club
- 12 mins to Sunshine Coast University Hospital
- 17 mins to Sunshine Coast Domestic Airport
- Located in a high-growth Buddina precinct



TOTAL DWELLING AREA 114M<sup>2</sup>



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**McGrath**

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