

# McGrath

## Frequently Asked Questions and Property Information

<b>Property Address:</b>	<b>196/2 Retreat Drive Buderim</b>
<b>Terms:</b>	5% deposit, settlement by negotiation
<b>Copy of Contract:</b>	Available once EOI is submitted. Site agreement supplied by Stockland.
<b>Council Area:</b>	Sunshine Coast Regional Council
<b>Configuration:</b>	3 Bedroom, Study, 2 Bath, Powder Room, 2 Car
<b>Inclusions:</b>	Window treatments, Dishwasher, Built in Beef Eater BBQ, Vintec Bar/Wine Fridge
<b>Property Built:</b>	Completed 2023
<b>Property Construction:</b>	Hebel wall on steel frame, Colorbond roof
<b>Solar:</b>	Yes, 7.5kw Solar Inverter with Tesla Phase 2 battery
<b>Block Size:</b>	556m <sup>2</sup>
<b>Site Rent:</b>	\$561 approx per fortnight - includes use of all facilities
<b>Water:</b>	\$250 approx, qtr ending Feb 2026
<b>NBN:</b>	Yes
<b>Cooling/heating:</b>	Ducted air-conditioning, heating and fans throughout the home

### Other Information

- Halcyon B facilities on offer include a heated undercover magnesium pool, outdoor non-heated pool, tennis, lawn bowls, pickle ball, table tennis, snooker, gym, golf simulator, cinema room for 42 people, library, pottery classes, shared pizza oven, painting classes, aqua aerobics, pilates, workshop, shared Tesla car and courtesy bus
- Ideal location with just one neighbour and backing onto a nature easement
- Large entrance with security screen door
- The large garage has additional storage
- Full suite of Gaggenau appliances including an automated Coffee/Espresso Machine
- Zip hydrotap - boiling and filtered water
- Large Media room and Multiple Living areas flowing from inside to outside
- 7 fully automated external blinds and automated Security Camera in rear garden
- Private Outdoor Entertaining area with lush green backdrop for alfresco dining with a Beef Eater 6 Burner BBQ and side burner (Unused)
- B-Hyve Fully automated Garden Sprinkler System and lights connected to power on timers
- Walk in Robe in Master and Study have a Velux skylight
- Large Master bedroom and Ensuite with Deep soak bath
- Annual pest inspection completed
- 15 Minutes to Sunshine Coast Airport Hospital, University, Private Schools
- Bus stop accessible via the pedestrian gate at the rear of the Halcyon complex