

Property Fact Sheet



Address	52 Lara Drive, Buderim 4556
Configuration	4 Bed 3 Bath 2 Car
Land size	8019sqm
Council Rates	\$2600 per year (approx.)
What first attracted you to this home?	We were immediately drawn to the home's beautiful Queenslander/farmhouse style, its peaceful setting and the wonderful lifestyle it offered. Being just minutes from some of the Sunshine Coast's leading schools made it the perfect place for our family to call home.
What year was your home built?	1994
Reason for moving?	As our family enters a new chapter, we're looking forward to a change of scenery while staying close to the community we love. It's time for our next adventure, and we're excited to see another family create their own memories here.
What is the house and roof constructed of?	Weatherboard home and Corrugated iron roof
Cooling/Heating	Ducted and Zoned (3 zones) air-conditioning and ceiling fans throughout
Inclusions to stay	Dishwasher, pool equipment and pizza oven. Other items by negotiation.
Where are the ceiling access points?	In the ensuite
NBN	Fibre to the Premises available (FTTP)
Water Supply? Do you have an onsite waster water treatment plant (Septic)?	Town water, but also have a new bio-cycle septic on site, inspected quarterly.

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Utility Provider	Unity Water
Termite Protection	No termite protection in place, however regular checks are conducted
Closest public transport	Ballinger Road hail n' ride bus stop approximately 500m away (around a 5 minute walk).
School Catchment	Prep to Year 6 - Buderim Mountain State School Year 7 to Year 12 - Chancellor State School Matthew Flinders Anglican College, one of the Sunshine Coast's most premier private school is approximately a 1.7km drive to the front gate.
Have you completed any renovations or additions since purchasing the home in 2022?	• New fence including replacement of perimeter fencing for entire block as well as post and rail fencing • Letterbox • 50 year old Date palm planted in front garden • Retaining wall, hard landscaping/sandstone walls/new parking bay • Concrete slab and patio structure for alfresco area • Installed Pizza oven • Repainted roof • Replaced all decks • New pool and equipment as well as glass fencing to pool • Zoned irrigation • Driveway to back paddock • Paddock draining formation & storm water pipes and drainage • Installation of Animal shelters • House stump levelling • New septic system installed • All exterior lighting • Internal and external painting • Flooring (Blackbutt) • Carpets • Curtains and blinds • Bathrooms • New Ducted and Zoned air-conditioning system • Full kitchen renovation and butler's pantry • Roof insulation • Garage ceiling • Installation of French doors opening onto entertainers deck
Other benefits or features that you love about the property?	We've loved the unique balance this home offers—peaceful acreage living with all the convenience of being just minutes from schools, Buderim Village, the beach and everything the Sunshine Coast has to offer. The country -style home, beautiful surrounds and sense of privacy have made it a wonderful place to create lasting family memories.

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McGrath