

Property Fact Sheet



Address	14 Somerset Drive, Buderim 4556
Configuration	4 Bed + 2 Bath + 2 Car
Land size	1563sqm
Council Rates	\$3,160 per year approx.
What first attracted you to this home?	We were immediately drawn to the breathtaking ocean, river, mountain and night-light views, along with the beautiful cooling breezes. The generous block size and peaceful setting offered the perfect balance of space, privacy and the wonderful Buderim lifestyle for us to build this home.
What year was your home built?	2021 - Pacific Blue
Reason for moving?	We've loved every moment here, but we're now ready to downsize and embrace a beachside lifestyle. It's an exciting new chapter for our family.
What is the house and roof constructed of? Any insulation?	House - Timber board & batten/architectural cladding Roof - Colorbond roofing Flooring - Engineered Oak and tiles throughout Under roof insulation to entire roof area and insulation batts to cladded external timber walls Decking - modwood
Cooling/Heating	Fujitsu ducted & zoned air conditioning Lopi Deluxe gas fireplace
Where are the ceiling access points?	Attic ladder in garage

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Inclusions to stay	Curtains and blinds Integrated Fisher Paykel dishwasher x 2 Light fittings SMEG Gas cooktop & oven Garage shelving Eufy Security Cameras x 3 Pool Equipment (not including robotic pool vacuum)
Water Supply?	Town and tank water (5000L tank used for watering gardens etc.)
Solar	Solax Power 6.63kw - 17 Panels
NBN	No. Telstra Home 5G.
Utility Provider	Water - Unity Water Electricity - Alinta Gas - Supagas
Closest public transport	Jones Road at Horseshoe Bend - 580m approx.
School Catchment	Buderim Mountain State School - Prep to Year 6 Maroochydore State High School - Year 7 to Year 12 There are a number of premier private schools in the area including - Immanuel Lutheran College - 3.9km approx. Matthew Flinders Anglican College - 4.3km approx. Siena Catholic College - 6.6km approx. Sunshine Coast Grammar School - 8.8km approx.
Have you completed any renovations or additions since building the property in 2021?	Garage shelving fit-out - 2025 Landscaping - 2021 as the build finished
Other benefits or features that you love about the property?	• Entertaining space – indoor & outdoor (covered) • High ceilings and unique, historical trusses in family area • Butler's pantry & wine fridge • Dishwasher drawer adjacent to sinks in both kitchen & butler's pantry • Main, living & garage all on one level • Separation of main & family/guest rooms • Different living zones • Mineral pool (not currently heated, but infrastructure in place) • Fireplace • Established gardens • Attic space for storage and 2.91m x 2.18m Stratco Garden shed • Proximity to airport & Sunshine Coast attractions

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Chris Pace
0417 196 600

Damien Michael
0413 024 124

McGrath