

Property Fact Sheet



A word from the Owners of
14 Kerenjon Avenue, Buderim

Address	14 Kerenjon Avenue, Buderim, 4556
Configuration	5 Bedroom 3 Bathroom 2 Car
Land size	865sqm
Council Rates	\$2500 per year (approx.)
What first attracted you to this home?	We were immediately drawn to the elevated position, sense of privacy this offered and the way the home opens seamlessly to outdoor spaces, making everyday family life feel relaxed and connected. All with room for the kids to grow, entertain friends and enjoy being close to premier schools and beaches .
What year was your home built?	Completed in January 2024 built by Staib Constructions.
Reason for moving?	We were ready for a new chapter and a natural evolution in lifestyle, seeking a home that better supports the way we live today.
What is the house and roof constructed of?	The house is rendered block with a white colourbond roof.
Cooling/Heating	Smart zoned ducted air-conditioning and fans throughout property. Fans also on covered alfresco.
Inclusions to stay	<ul style="list-style-type: none"> • Dishwasher • Wine Fridges x 3 - Alfresco, Butlers Pantry and Media room • Outdoor Beefeater BBQ • Pool Umbrella and stand • Pool equipment • Olive Tree in large white pot • Projector and audio equipment

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Property Fact Sheet Cont.

Where are the ceiling access points?	The manhole is is the west side of the laundry.
Water Supply?	We are connected to town water.
Solar	No solar, however infastructure is in place if you wish to install.
NBN	NBN is available, more specifically Fibre to the premises (FTTP).
Utility Provider	Unity Water
Pest/Termite Protection	Yes, treated annually.
Closest public transport	North Buderim Boulevard near Lakeshore Avenue.
School Catchment	Prep to Year 6 - Kuluin State School Year 7 to Year 12 - Maroochydore State High School Private Schools nearby include - Sunshine Coast Grammar School - 6.6km Immanuel Lutheran College - 2.8km Matthew Flinders Anglican College - 3.6km
Have you completed any renovations or additions since purchasing the home in 2024?	<ul style="list-style-type: none"> • Installed Deco Wood security gate to the entrance and to the left side of the property. • Installed aluminium gate to left side of the property in backyard. • Intercom system and 2 x Tapo Cameras. • Installed lights on the driveway. • Additional glass panelling and gate to the alfresco dining area. • Electric blind installed in alfresco dining area for privacy and weather protection. • High grade sliding security doors added to the 3 upstairs bedrooms. • Security screen and dog door added to laundry. • Floor to ceiling cabinetry in garage. • White garden shed with 2 sliding doors built to the right of property.
Other benefits or features that you love about the property?	<ul style="list-style-type: none"> • Open plan living that seamlessly joins the under cover alfresco dining area. • 2.7m ceilings throughout with skylights providing ample natural light. • Timeless finishes, stone accents and engineered timber floors. • Master suite features a luxurious ensuite and walk-in robe, opening to a private terrace with ocean views. • Split level, fully immersive home theatre with surround sound for full cinematic experience. • Inground pool with sunken lounge overlooking the property and ocean in the distance. • Outdoor kitchen complete with wine fridge and built in BBQ. • Double lock up garage with floor to ceiling storage as well as parking bay.

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