

Property Fact Sheet



Address	89 Dixon Road, Buderim 4556
Configuration	3 Bed + 3 Bath + 3 Car
Land size	809sqm
Council Rates	\$2400 per year (approx.)
What first attracted you to this home?	We fell in love with the block of land and the amazing views it offered and went on to build this home.
What year was your home built?	1998/1999 McMillan Builders.(Bribie Island)
Reason for moving?	After many wonderful years here, we are preparing for our next chapter, relocating to Brisbane to be closer to three of our daughters and spend more time with family.
What is the house and roof constructed of?	Brick Veneer. Tiled roof.
Cooling/Heating	Split system air conditioners, master bedroom and lounge room. Power units on lower deck.
Inclusions to stay	Dishwasher Outdoor setting (upstairs deck) TV in lounge room with supporting cabinet unit Microwave (Downstairs)
Where are the ceiling access points?	Ceiling in garage
Water Supply?	We are on town water supplied by Unity Water.

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Solar	Yes, we have 20 panels on the roof with 6.6kW solar
NBN	Fibre to the Node (FTTN) currently available.
Utility Provider	NBN - Telstra Power - AGL Water- Unity Water
Termite Protection	Inground termite monitoring stations surrounding the home checked quarterly by Safeguard Pest Control, who also fully inspect throughout the home annually.
Closest public transport	Bus stop located – King St at Hamilton St Buderim
School Catchment	Prep – Year 6 Buderim Mountain State School Year 7 – Year 12 Chancellor State College There are a number of private schools nearby – Matthew Flinders Anglican College – 3.4km Siena Catholic College – 5.6km Immanuel Lutheran College – 6.4km Sunshine Coast Grammar School – 9.4km
Have you completed any renovations or additions since building the home in 1998/99?	<ul style="list-style-type: none"> • Crimsafe external doors. • All ground level windows and doors are protected by removable and lockable security grilles by “Freedom Home Security” • Garden Bay window(kitchen) • Jensen 6 panel bifold glass doors • Sliding Shutter doors on deck (Shutter Concepts) • Magic Seal magnetic fly screens all windows/doors • Copper water feature (Manawee Gardens) in purpose built stainless steel trough containing ferns. • Lower deck paved (stone paving) • Workshop storage area partially excavated & decked • Workshop and garage have seamless epoxy flooring • Landscape gardening with built in watering systems • Garden shed and garden tool shed • Study desks and cabinets built to order by “Desks etc” Brisbane. • Third bedroom partitioned off on ground floor.
Other benefits or features that you love about the property?	<p>It is an ideal entertaining home with landscaped gardens and secure handrails throughout including to the low level back garden accessible via 14 wide steps, and with pathways through and around the garden leading to a water storage tank . A covered caravan/boat port at street level will accept a 24 foot caravan. Wide off street parking sufficient for at least 3 cars.</p> <p>It has been a lovely and fully secure home for us for the past 24 years, with great views from rainforest to ocean and islands, and lovely sea breezes every afternoon.</p>

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