

Leased



67A Ballinger Road, Buderim



### *3 beds plus study private property surrounded by bush*

This tidy refurbished high-set home oozes warmth and charm to make coming home feel an absolute pleasure. Ideal for those sharing or an executive couple, the views to the Caloundra region just complete the elevated feel of this private home, all within a walk to the Buderim village plus the beautiful Bloomhill Cancer Care cafe is just across the road and is open to the public for a nice coffee and light meal most days.

- Spacious kitchen with dishwasher and stainless steel appliances
- Master bedroom with BIR and an ensuite
- Double-bedroom with BIR and 2-way bathroom with laundry plus a third bedroom with BIR
- Generous study with room for a single bed or ideal for nursery or a spacious home office with gorgeous tree-lined outlook
- Open plan air-conditioned lounge and all bedrooms have ceiling fans
- Blockout blinds throughout
- Massive private deck to chill-out on after a hard-days work, or have

🛏 3 🚿 2 🚿 2 📏 1,167 m<sup>2</sup>

Price \$500 per week inc water

Property Type Rental

Property ID 191

Land Area 1,167 m<sup>2</sup>

#### *Agent Details*

Amber Fox - 0405 357 735

#### *Office Details*

The Property League

07 5476 3579

**AroRealty**

Sunday brunch in your pjs

Pets will be considered upon application, however sadly the property is not ideal for dogs because there is no grass and it is not fully fenced. There also is a large retaining wall so we'd rather be up front to say it's not really ideal for children from a safety perspective, but of course it is up to you.

For rent is the upstairs portion of this home with it's own entrance and double carport. Downstairs also with it's own entrance and open air car space has a granny flat which is rented separately. There are other rooms that can be leased by you in addition to upstairs if you need extra space or storage, just discuss your needs with us.

Due to the configuration of the house, the electricity is metered on a sub-meter and you will be billed monthly for this. There is a garden shed for your sole use, and a tranquil backyard to sit and enjoy the trees and birdlife. You will be responsible for mowing the naturestrip and keeping the basic backyard tidy and the owner will maintain the rest however garden maintenance and shared nbn can be negotiated into an additional weekly amount if desired. We look forward to welcoming a long-term tenant to this truly homely setting in the midst of a tree-lined haven worthy of your inspection!

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*