



**Unit 25, 7 Figbird Cres, Buderim**



*Painted, Carpeted, New Lights & Fans - nothing to do but enjoy living here or start earning rent*

Amber Fox is privileged to showcase this fantastic Buderim gem located within the esteemed Enclave Complex. With its fresh paint, new carpet, updated lighting fixtures & fans, revitalized courtyard, and overall rejuvenated atmosphere, this property offers a truly inviting ambiance with nothing left to do but enjoy.

This townhouse boasts space and light. Equipped with modern amenities such as air-conditioning, a dishwasher and even a study nook alongside its 3 bedrooms, this residence combines functionality with comfort.

Conveniently located within walking distance to shops, a short bike ride away from local schools and the University of the Sunshine Coast, and just a bus ride or quick drive to Sunny Coast beaches and the Sunshine Plaza, the Enclave Complex provides all you need to enjoy the highly desirable Sunshine Coast lifestyle.

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Price SOLD for  
\$605,000

Property Residential  
Type

Property ID 394

*Agent Details*

Amber Fox - 0405 357 735

*Office Details*

The Property League  
07 5476 3579

**AroRealty**

Here's what you'll adore about this unit:

- Expansive open-plan layout integrating a kitchen with loads of bench & cupboards, dining and living areas, all made comfortable with reverse cycle air-conditioning and new remote-controlled fan/lights.
- A charming, sunlit courtyard surrounded by lush trees, requiring minimal upkeep and offering side access for bikes and bins.
- Bedrooms are equipped with new remote-controlled ceiling fan/lights and built-in robes, with the master bedroom featuring an ensuite and its own reverse-cycle air-conditioning.
- Recently refreshed with new paint and carpets, it presents with a modern flavour and neutral tones throughout.
- Single garage with internal access, supplemented by an additional parking space in front of the garage, totaling 2 car spaces.
- Vacant possession available.
- Body Corporate Levies approximately \$1450 per quarter, Council Rates approximately \$1220 per half year.

A glimpse into the complex:

- Serene pool area set amidst tropical landscaping accompanied by BBQ facilities and open grass area, great for kids or just relaxing with a book yourself.
- Convenient gate access to local shops including a café, pizza shop, gym, pilates and other specialty businesses.
- Nearby educational institutions such as Matthew Flinders Anglican College, Siena Catholic College, Sunshine Coast University and Chancellor Park schools all within biking distance.
- Easy reach to the Coles complex and Youi headquarters.
- Pet-friendly environment, subject to body corporate approval.
- Low-maintenance living offering peace, quiet, and ample sunshine.
- The Enclave Complex is looked after by an on-site manager, comprising of only 37 units with ample visitor parking and abundant street parking.

This impeccably presented townhouse epitomizes contemporary living at its finest. Whether you seek a comfortable, light-filled abode with

no upkeep required or a savvy investment opportunity in Sunshine Coast real estate, this property offers both.

Please note that virtual furniture has been utilized in the photography.

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