



# the **Buderim** address

**Diverse neighbourhoods, distinct real estate**



**Ann Lindner**

# Forward

**B**uderim is unique, flawless and enduring.

Against a back drop of farming, logging, and as one of Brisbane's early premier vacation locations, the popularity of Buderim has not diminished its appeal.

With its desirable setting less than 100km from the Queensland capital, an ideal climate and its prominent elevation and escarpments, Buderim lays claim to a number of distinctive 'boroughs' throughout its status as one of Australia's largest villages.

Throughout its 150 year history the assortment of houses constructed 'on the hill' has progressed from the ramshackle raw timber and iron cabins to today's architecturally designed monoliths that grace Buderim's plentiful, picturesque escarpments overlooking the pristine Pacific ocean or the magnificent hinterland mountains.

In saying this, the abundance of differing locales within Buderim caters to every budget and aspiration.

From apartment living inside the boulevards of Burnett Street or the crisp fresh lines of Rainforest Sanctuary through to the hidden acreage estates throughout the foothills of Buderim, the diversity of dwellings is only limited by budget and imagination.

As part of Buderim's longest established real estate agency and the Zone Chairperson for the REIQ Sunshine Coast Region, I believe the 'Buderim address' will assist any potential home buyer and investor looking for a property in the Buderim region.

The author of this book, Ann Lindner, has combined her 37 plus years living on the Sunshine Coast along with the past 19 years actively engaged within the local real estate industry, and has researched and seized the unique characteristics of each 'boroughs' of Buderim, then outlined some of the benefits of each.

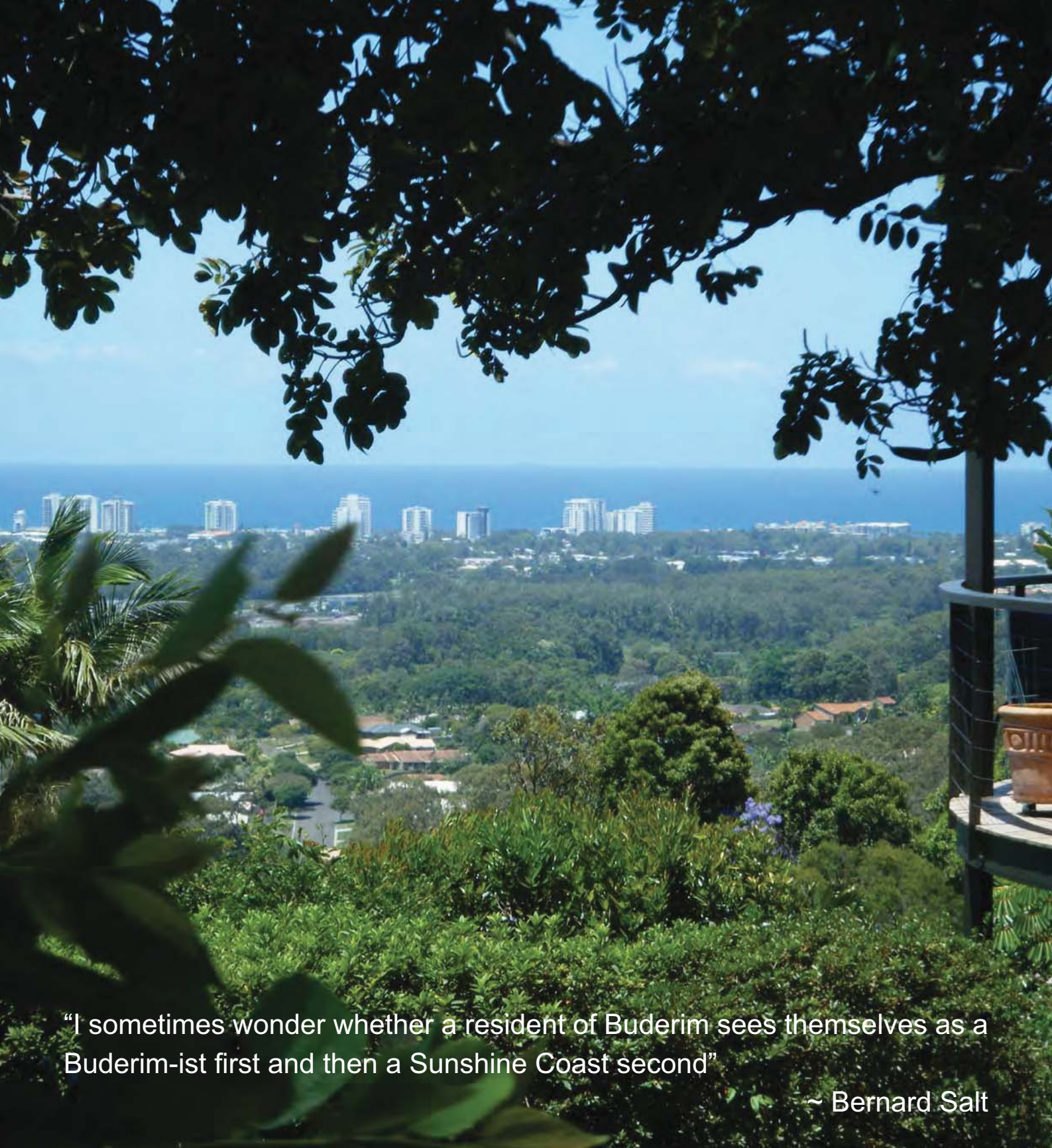
**Lloyd Edwards**

REIQ Zone Chair for the Sunshine Coast

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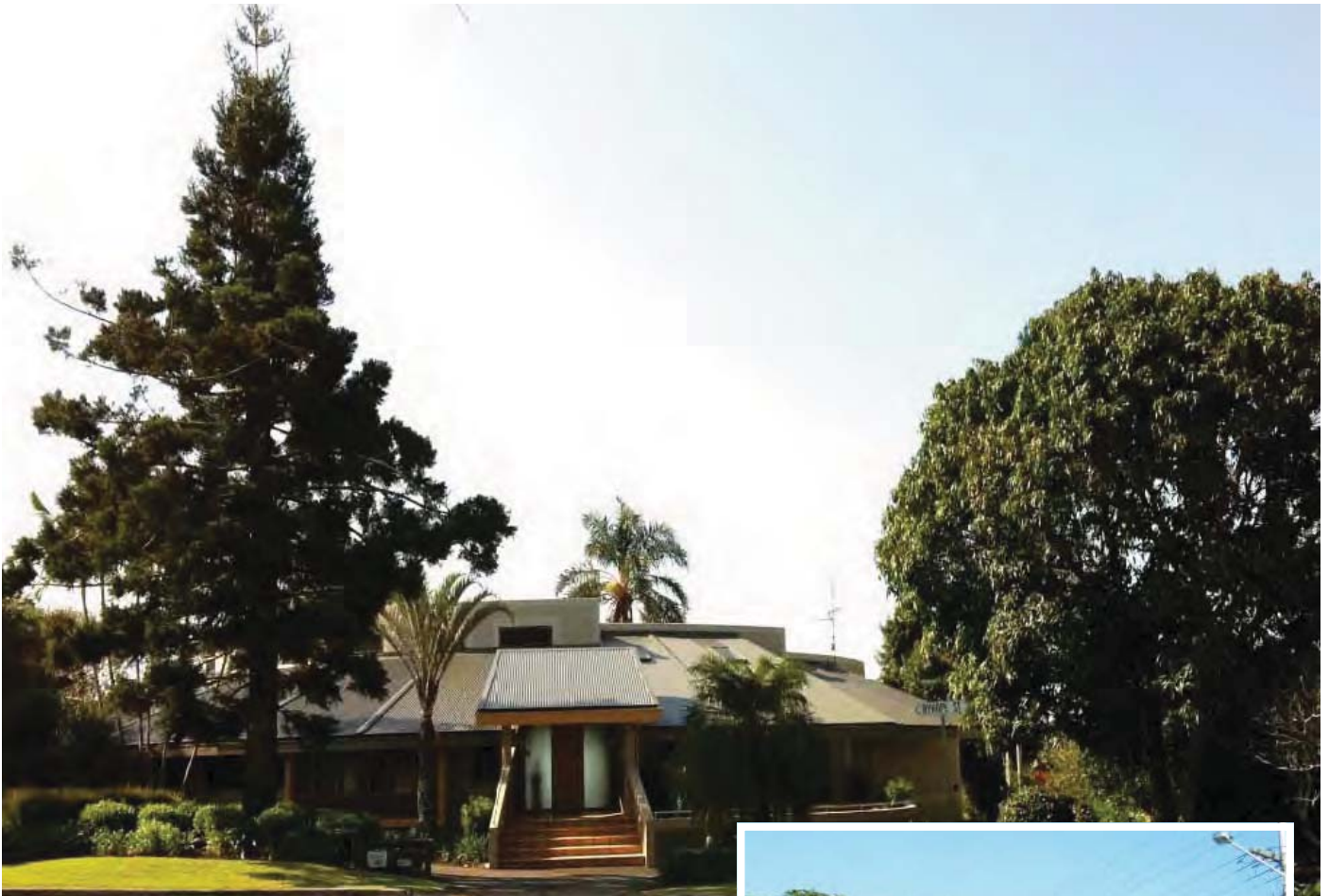
“I sometimes wonder whether a resident of Buderim sees themselves as a Buderim-ist first and then a Sunshine Coast second”

~ Bernard Salt





# on top of the range...



...is generally of older established and larger allotments, it is lushly landscaped and large tracts of it are still covered by Poinciana, Jacaranda and Moreton Bay Fig trees.

**E**njoying the ability to walk to the café strip, the shopping and banking precinct, the community swimming pool and the

**Buderim State Primary School**, has recently

seen younger families purchase or inherit these properties and refurbish them to modern standards, suiting their lifestyles.





**On Top Buderim** – this area is defined by the “level” plateau resting on top of the defunct volcano, supplying a rich red soil perfect for the garden lovers.



Buderim’s arterial roads include **Burnett Street, King Street, Gloucester Road, Dixon Road and Mons Road.**



Approaching Buderim from the western entrance are some of the original, established roadways including **Tulip Lane**, **Royal Drive**, **Lindsay Road** and **Amaroo Drive** – most with pockets of larger, level allotments and some with outstanding coastal views.









Off **Tulip Lane** is **Castle Reigh Court**, a small enclave of 23 homes, developed in 2003.



**T**he grand quality of this cul de sacs' building covenant witnessed the first home constructed here ultimately raffled as a 'Boys Home Prize'.





There are retirement 'villages' throughout these streets that are generally peaceful localities, guaranteeing the surrounding homes are avidly pursued by those in search of the similar serene lifestyle.



One of the finest attributes of these locations is that it is a 'level walk to town', where you can stroll amongst the cafes' to buy that coffee, croissant and newspaper but still be only a few minutes' drive from the many fascinating attractions of the Sunshine Coast.





**A**partment living is also well catered for within close proximity to the village, including older, but larger dwelling's with uninterrupted coastal views, modern 'eco designed' residences through to high end house size luxury abodes.





These medium density complexes abound in **Ballinger Court, Barnes Drive, Burnett Street, Box Street** and **King Street**.







To the west of **Lindsay Road** and 5 minutes from **Buderim village** are the cul de sacs of **Quambi Place**, **Alicia Court** and **Danielle Place**.

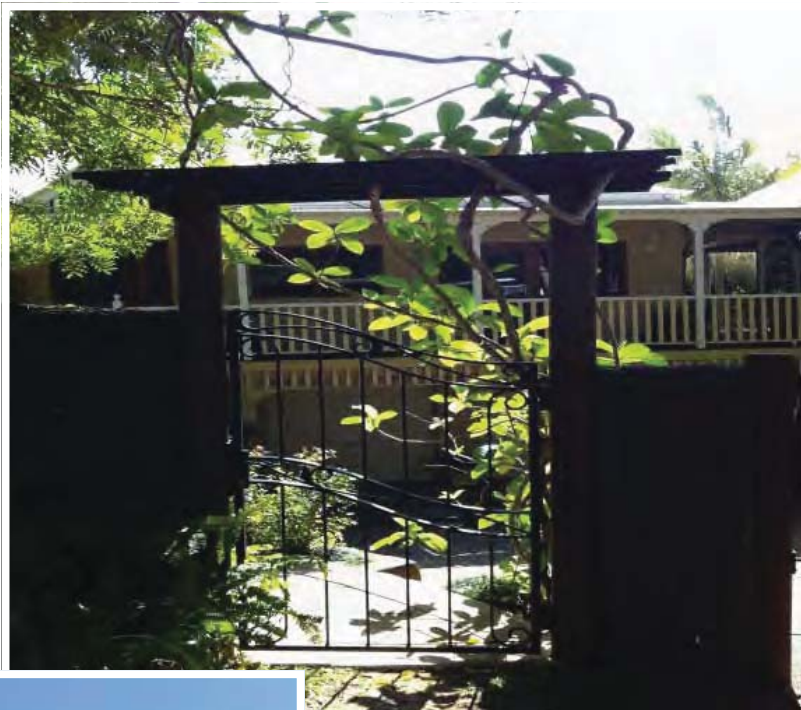
Although the location requires a drive to any amenities this community continues to be popular with families due to the peaceful, house proud and safe environment.



The variety of dwellings within this area includes Queenslanders, brick & tile and modern multi story homes.



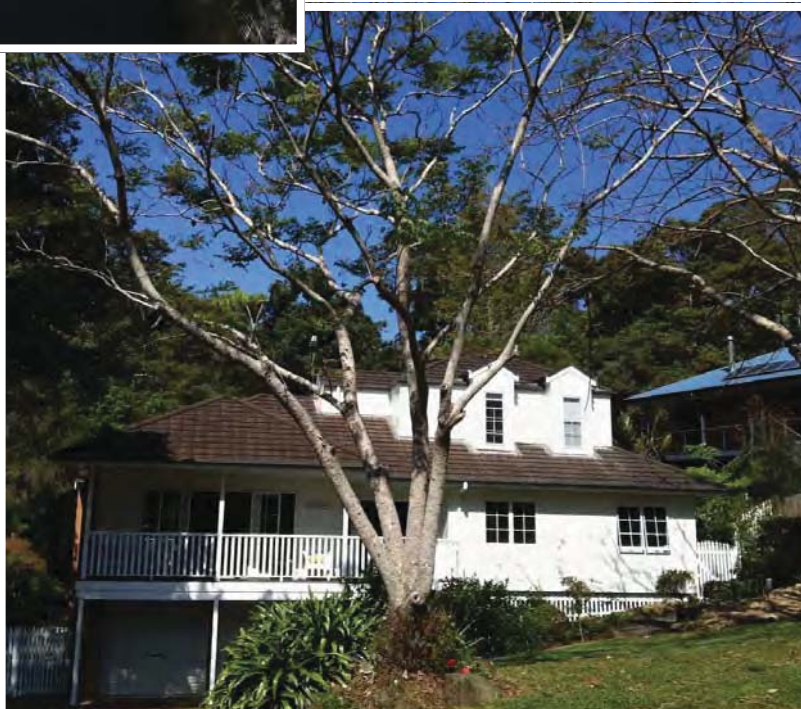




In keeping with the peaceful  
ambiance of this  
neighbourhood, to  
the east of **Lindsay  
Road** is **Quiet Valley  
Crescent**,



with larger allotments  
than its neighbour  
and a number of  
quality residences,  
with beautifully  
manicured gardens.







**M**eandering off **Lindsay Road** is the scenic **Quorn Close** leading to the popular **Edna Walling Memorial Gardens**, which includes the enchanting 'walk' through **Buderim Forest** to **Harrys Pocket**.





At the base of **Quorn Close** is the world renowned **Buderim White House** bed and breakfast.







The main streets of Buderim – **Burnett Street** and **Main Street** – apart from numerous specialty shops, cafes & eateries is also the community ‘heart’ housing both the **Buderim Mountain State Primary School** and the **Buderim Community Public Swimming Pool**.









These locations are especially popular with ‘festivities’ including the Anzac Day march, Australia Day celebrations and the Christmas Pageant through Buderim. A favourite landmark is the **Buderim Tavern**. If your flavour is for panoramic coastal or mountainous hinterland views, while enjoying award winning cuisine – then reservations are definitely recommended.



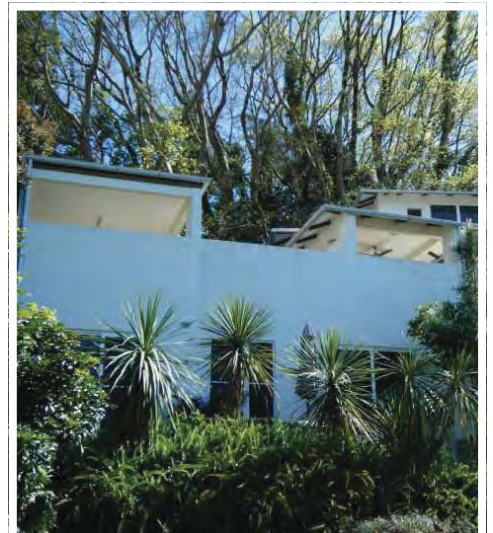
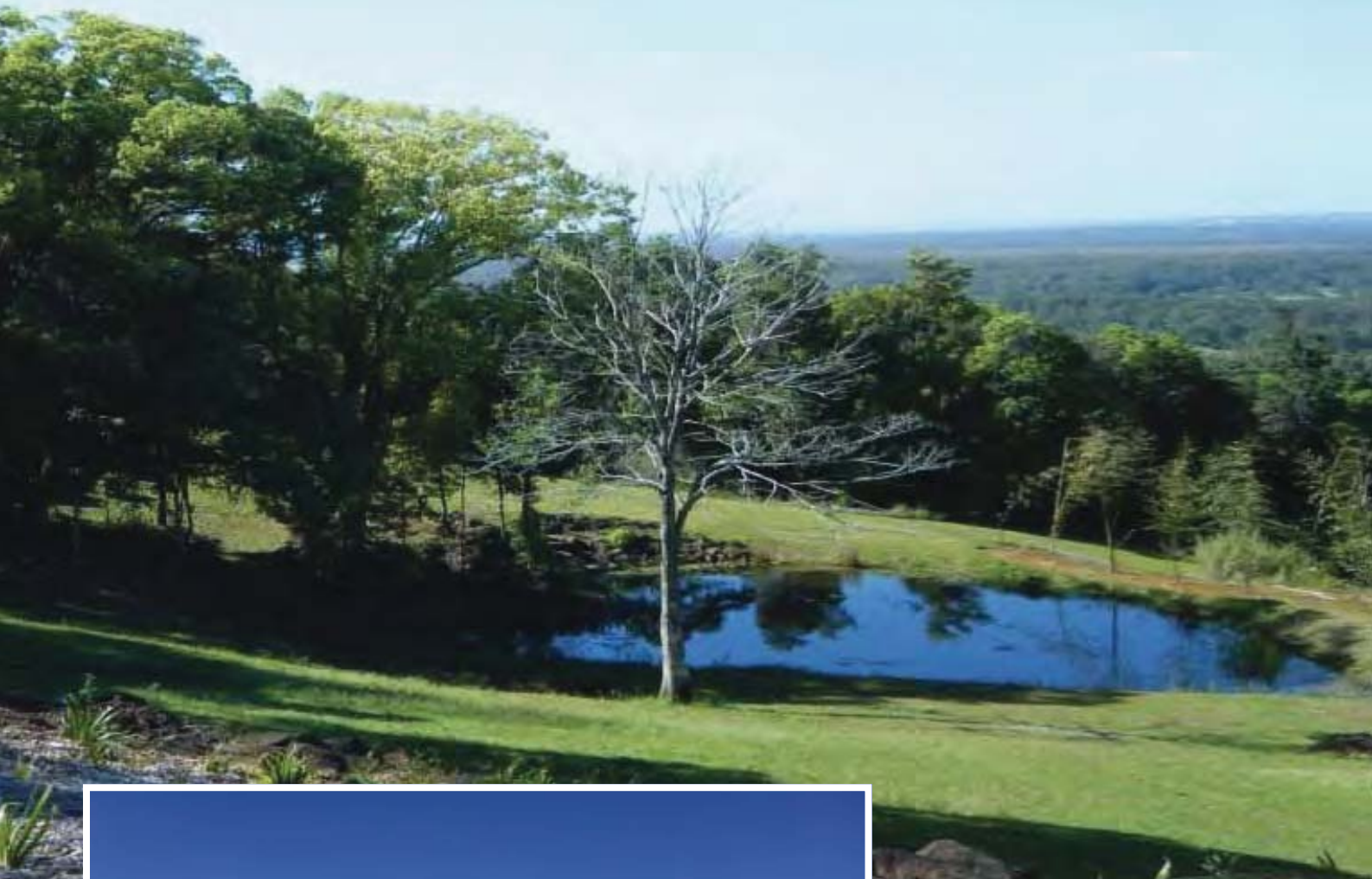


Opposite the Buderim Mountain primary school sits one of real estate's almost perfect adages – location, location, location. If you are fortunate enough to reside in **Village Place** or **Centreview Court**, then you have found the address.....





**V**illage Place, an exclusive 14 lot development, was released in 2003 to take advantage of the striking Southern coastal views. In keeping with the elite location, dwellings constructed here are amongst some of Buderim's finest.

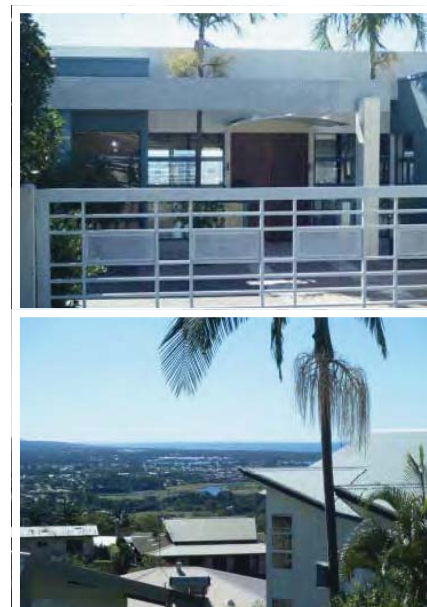




The northern 'On Top' escarpments include **Price Lane, Gilbert Street, Moorabinda Street, Coolum View Terrace** and of course, Queensland's – and one of Australia's – most expensive homes - **Riverview Avenue**.

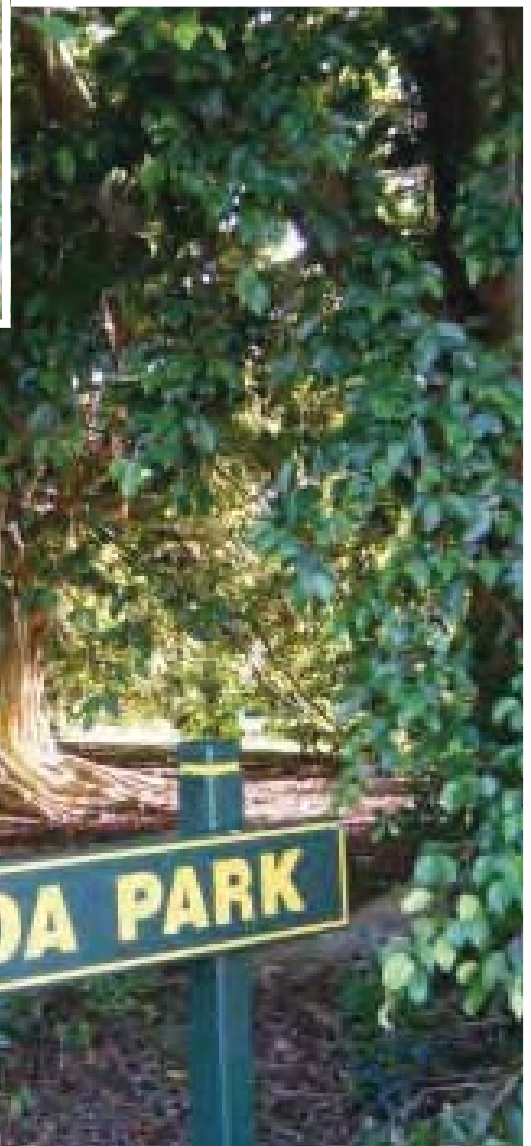


Many of these streets benefit from ocean and hinterland views. Homes in these locations are typically multi-level, larger properties that are tightly held and when offered for sale command maximum prices.





The eastern sector of 'On Top' features **Wirreanda Park** - popular with wedding parties and photographers, and generously serviced with numerous businesses', shops and cafes.



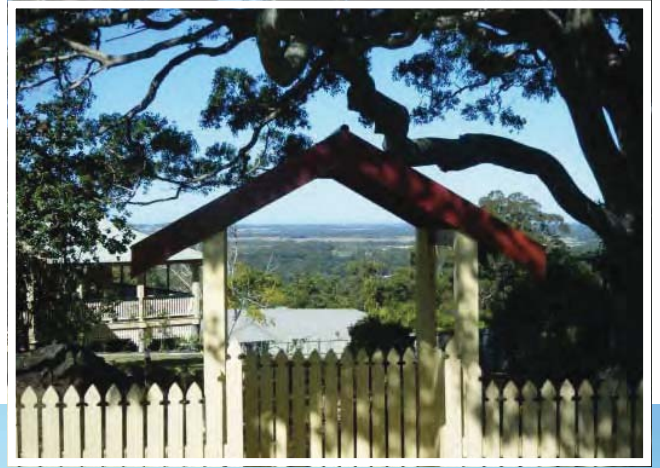
Surrounding this park are the picturesque streets of **Eckersley Avenue**, **Coachwood Street** and **Lavarack Crescents**, punctuated by impressive Poinciana and Jacaranda trees and again some with coastal and hinterland views.







# a green change



**A** more recent development on Buderim's western escarpment, off **Crosby Hill Road**, is **Mackenzie Green** which was designed so that almost every dwelling takes in the Caloundra coastal vista through to the Glasshouse Mountains, towering majestically over the landscape.





**H**eadling inland along **Mons Road**, are the locales of **Mons**, **Forest Glen** and **Tanawha**, all interspersed with medium to large acreage properties.







These were originally logging areas, therefore the terrain is predominantly rugged natural bushland and relatively steep topography.



One of the major advantages of this terrain is the plentiful water supply captured amongst creeks and ravines throughout these ridges.





Over the years, with amendments and the relaxing of the original town plan, many of the larger properties have been sub-divided into developments of mostly 1-2 acre allotments, such as '**Toulambi**'.

The **Toulambi** development commenced in 2001 and is occupied by families in generous modern homes that include pools, tennis courts and large sheds etc. The general rule here is if you live on acreage it is not a 'walk to shops' however **Toulambi** is only 5 minutes' drive to **Buderim central**.



The location lies only minutes from **Sunshine Coast Grammar** and the **Sunshine Coast Christian College** with access to the Bruce Highway only two kilometres away.



A long a similar line, **Buderim Heights** a 15 hectare community titles development, benefits from out-of-town living and boasts spectacular views to the North from **Old Woman Island** panning around to the hinterland.

Established in 1995 the building covenants have guaranteed homes on a 'grand scale'.



The community titles scheme has successfully retained more than half of the 15 hectares as natural reserve and maintained the street scaping to display home standards.





Further along **Mons School Road**, brings us to **Tyrone Heights** – known locally as the ‘**Hobbs Road**’ area, and located within the Buderim 4556 postcode.



Traditionally this was an inexpensive location with more affordably constructed homes, for first home owners and those on a budget looking to reside in the Buderim area.



Initially this community was only accessible through the Kunda Park industrial area.

In 2005 the completion of **Mons School Road** as a second thoroughfare to the Buderim Township lead to the development of **Montage Estate**; larger allotments created on steep precipices, some over an acre in size and concealed within the natural bush land.

Potential buyers in this region are best advised to investigate thoroughly the 'slippage' factor, the position of the allotments as far as what their outlook includes (industrial park below), and to take into account the predominant westerly aspect. At the time of writing there are no shops or facilities, therefore it's a drive to either Buderim or Maroochydore for shopping, schooling etc.







**A**nother development to note is the \$63 million **Forest Pines Estate** on the corner of **Vise Rd** and **Old Maroochydore Road**. Lot sizes range from 600m<sup>2</sup> to 1300m<sup>2</sup>.







# western foothills



**B**ordering the Bruce Highway are the suburbs of **Tanawha** and **Forest Glen**.

Tanawha, on a similar vein to Mons, has seen numerous sub divisions to smaller acreage blocks that include many prestige properties.







**Mannikin Road, Manor Parks Estate, Kirsty, Top View, and Walgarri Drives** command some of the highest price acreage properties within the 4556 postcode.



The majority of dwellings are ten to fifteen years old, with lush, established landscaping that privatises' many of these palatial homes.

Located in the foothills of **Buderim Mountain** these generally level allotments insure usable 'child friendly' green space that rarely becomes available for sale.







Heading north along the **Tanawha Tourist Drive** towards Forest Glen is **Monarch Estate**, established in 2004, a 19 Lot development boasting elevated and secluded allotments ranging in size from 4500m<sup>2</sup> to over 2 acres. The strict vegetation covenant has seen large tracts of natural bush land and tropical forests retained, adding a 'natural' feel to an otherwise modern development.





**F**orest Glen, located along the **Tanawha Tourist Drive** (and therefore also the Bruce Highway) has recently become one of the latest planned residential/ commercial/industrial hubs of the Sunshine Coast. For many years the small shopping strip was known as the entry for the **Sunshine Coast Grammar School** and the Buderim's **Natural Food Store**.



As of September 2011 a number of diverse development applications had been submitted to the Sunshine Coast Council, among them a \$50m, 131 unit retirement village constructed at **Owen Creek Road, Forest Glen**. This village includes semi-detached dwellings and amenities such as swimming pool, gymnasium and a wood working activities shed.



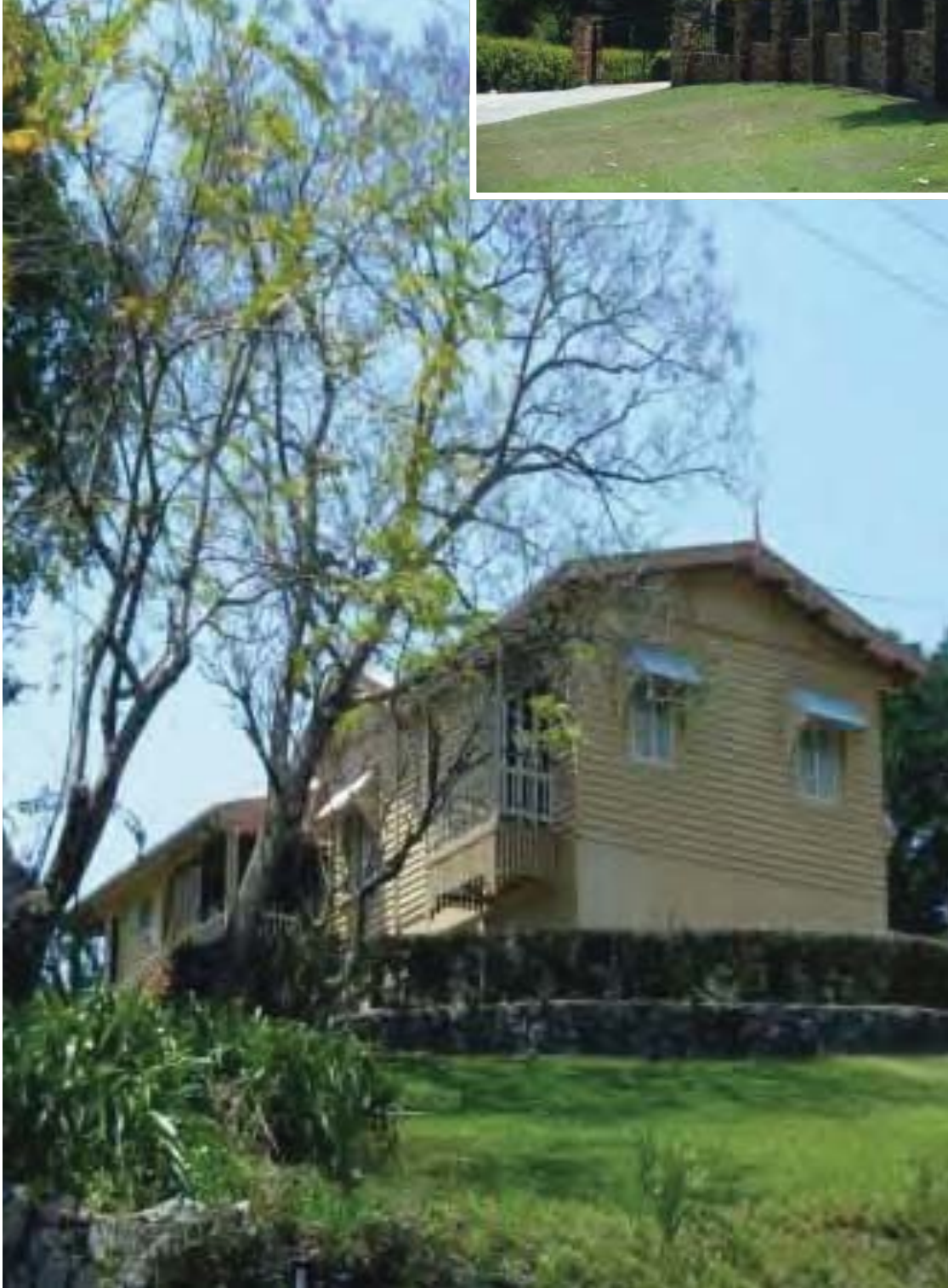
The recent upgrading has created a double edge sword as the community is fighting the spread of rezoning for commercial purposes but enjoying the refurbishment/ expansion of the café strip.



“About 26 hectares of land will be re zoned for business and industry use on **Sandalwood Lane** and **Old Maroochydore Road**, while around eight acres will be re zoned for similar purposes on **Mons Road**.”



**N**unkeri Court and Anning Road are two of the smaller acreage areas that are hidden within the natural bushland setting.



Because it is located at the base of **Buderim Mountain** water tends to pool within this location, guaranteeing abundant 'dam' supply but at the same time creating the need for well-engineered retaining walls when considering construction.



A negative of 'acreage living close to Buderim' can be the noise factor from the major thoroughfare of the **Bruce Highway**.





# the education precinct



Further to the south of  
“On Top Buderim” lies  
**Rainforest Sanctuary.**



**T**raversing south, down  
**Ballinger Road** is the  
**Bloomhill Cancer Help**  
centre.

Renowned coast wide for  
outstanding assistance, compassion  
and empathy towards both cancer  
sufferers and carers, Bloomhill offers  
immediate emotional support for  
any person going through the crisis  
of being diagnosed with cancer.





**E**stablished in 2002, this master planned community was created by Stockland Developments in response to the demand by families seeking to reside nearby to **Matthew Flinders College**, **Sienna Catholic College**, and the **Sunshine Coast University**, and with easy access to the **Bruce Hwy** for commuting to **Brisbane**.





This development was the first of its kind within the vast 4556 postcode, boasting builders own 'display' homes complemented by landscaped parks, underground power and governed by a strict building covenants that guarantees the continuing quality of the dwellings.

With the majority of occupants being 'home owners' a strong community spirit is evident.



Almost the entire development features very modern, large (at least 4 bedrooms, 2 bathrooms, double parking and swimming pool) family homes, many with award winning landscaping that compliments the natural bush land setting.

On the southern boundary of this estate, townhouse style villas, '**Sanctuary on Buderim**' has been constructed to appeal to retired persons or professional couples looking to 'lock up and leave'.





# über living



Between **Rainforest Sanctuary** and the **University of the Sunshine Coast**, other new developments include **The Springs**, **Sanctuary Grove**, **The Atrium** and **The Toral Drive Terraces**.



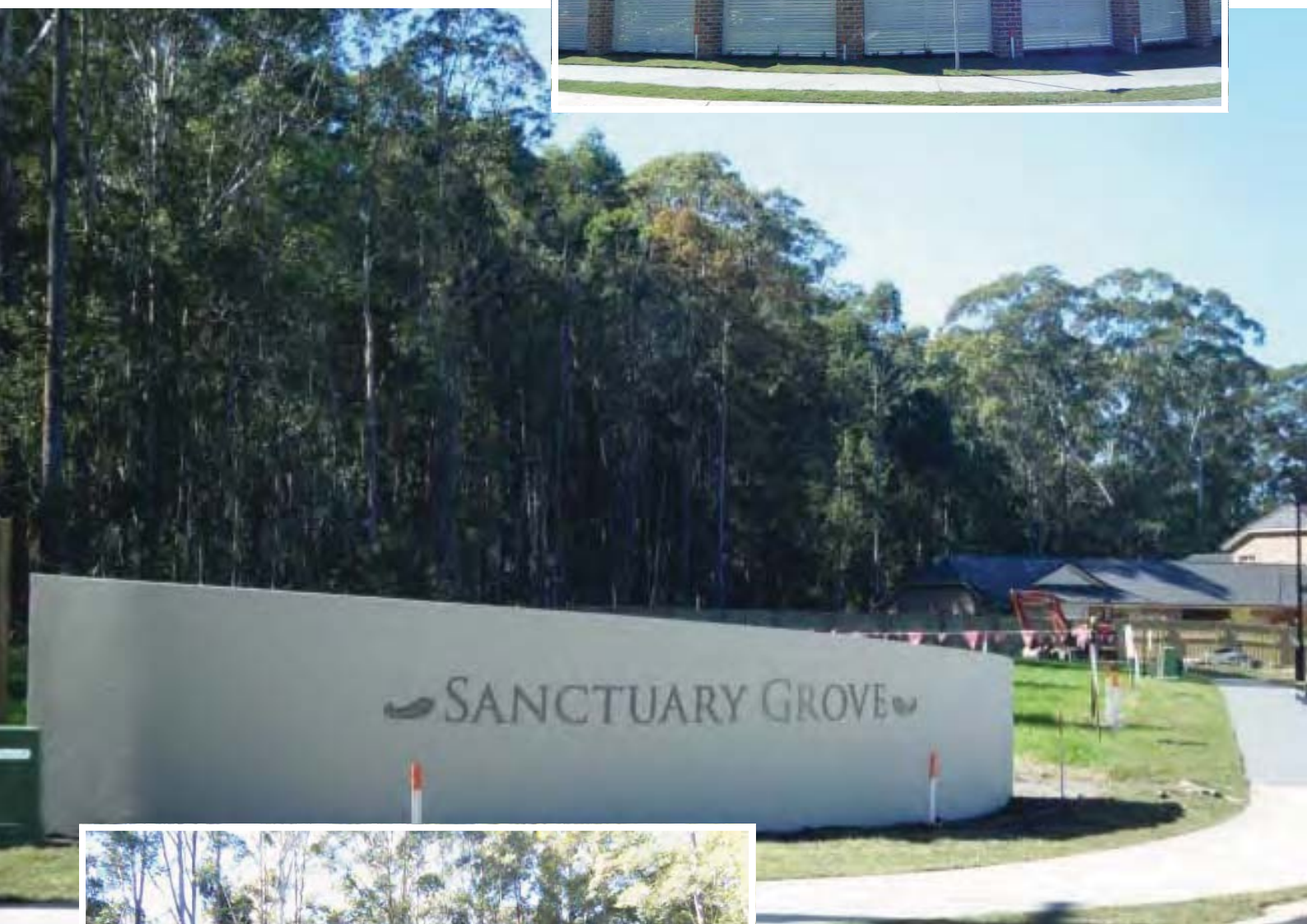
**T**he **Springs** is comprised of a variety of mixed housing, family homes and a commercial centre of convenience businesses'.

Nestled on a 20 hectare site, 7 of which have been designated as parklands, and various bush land walking tracks interspersed throughout.



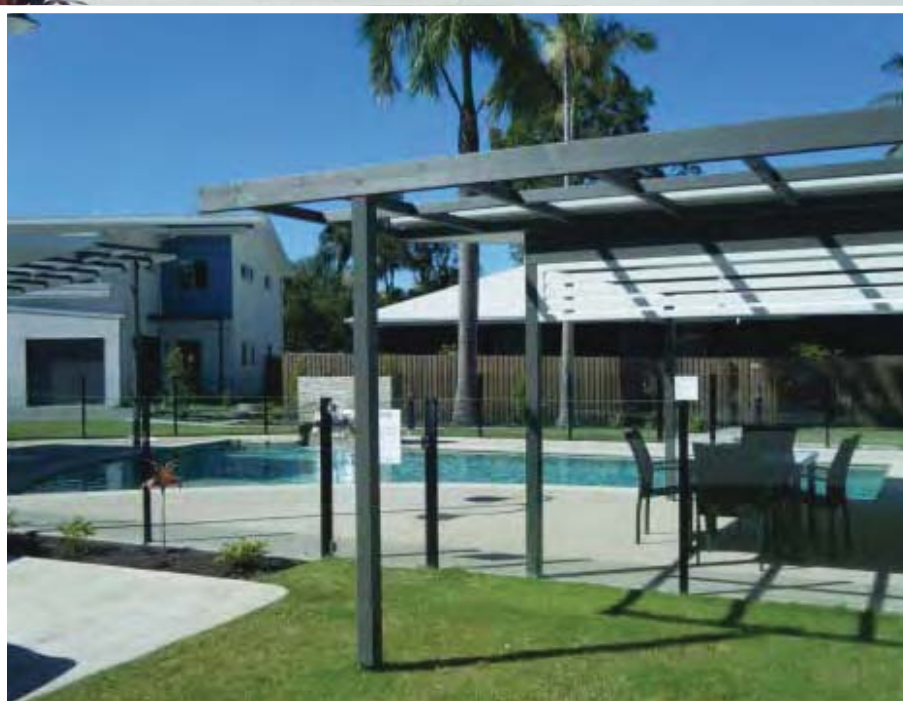
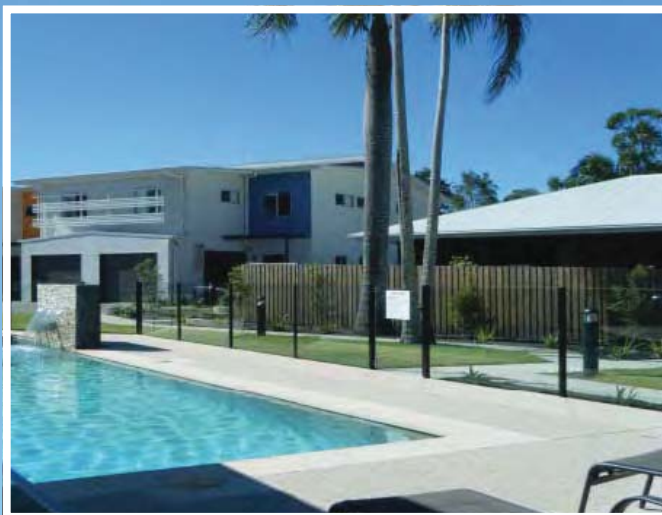


**S**anctuary Grove is the most recent land release skirting **Stringybark Road**, offering 22 Lots in sizes 600sq m to 1100 sqm (the original quarter acre allotment).





The **Toral Park Terraces** is a modern gated community with varying configured townhouses, ranging from 2 to 4 bedrooms, surrounding a resort style entertainment area, swimming pool etc. and includes on site management.



Developments such as the **Toral Park Terraces** have sparked an exodus from the former 'Buderim Acreages' along **Stringybark Road** as the State Government demands higher density residential housing to surround the planned Sippy Downs Town Centre.





The Sippy Downs Town Centre Master Plan integrates emerging business and technology precincts and a main street based town centre, incorporating the **University of the Sunshine Coast**, that opened in 1996.



The **University of the Sunshine Coast** campus has since grown to accommodate more than 17,000 students. In addition to the outstanding and award winning facilities, personal and programs available, it is also home to the U3A Sunshine Coast Inc, that offers academic and skills subjects, arts and crafts and social activities for people who have completed their working lives but wish to continue to learn and broaden their horizons.

**In 2011 there was the addition of the new aquatic centre, located at the indoor Sports Stadium.**





# to the beach...

'As the crow flies' to the beautiful Pacific Ocean from Buderim, the **Mooloolaba – Buderim Road** is straddled by 2 long established localities.

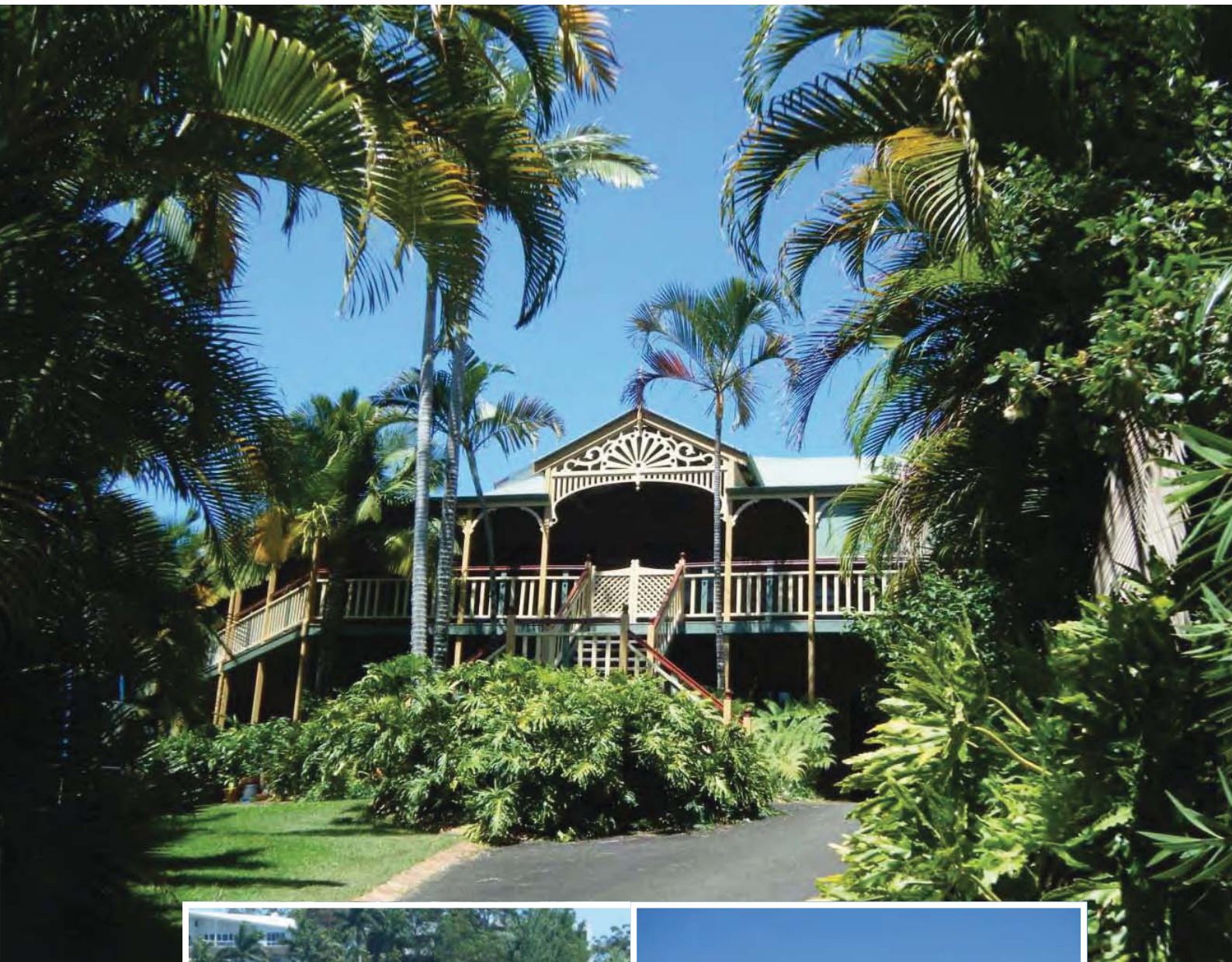


To the left is **Headland Park** and to the right **Buderim Pines**.





**H**eadland Park features a number of elevated allotments with panoramic ocean views to the east and the north that include **Henning Court**, **Keppel Lane** and **Hayman Court**.



Among the many benefits of this development, are that there is only one main thoroughfare (**Deloraine Drive**) with meandering cul de sacs branching off.



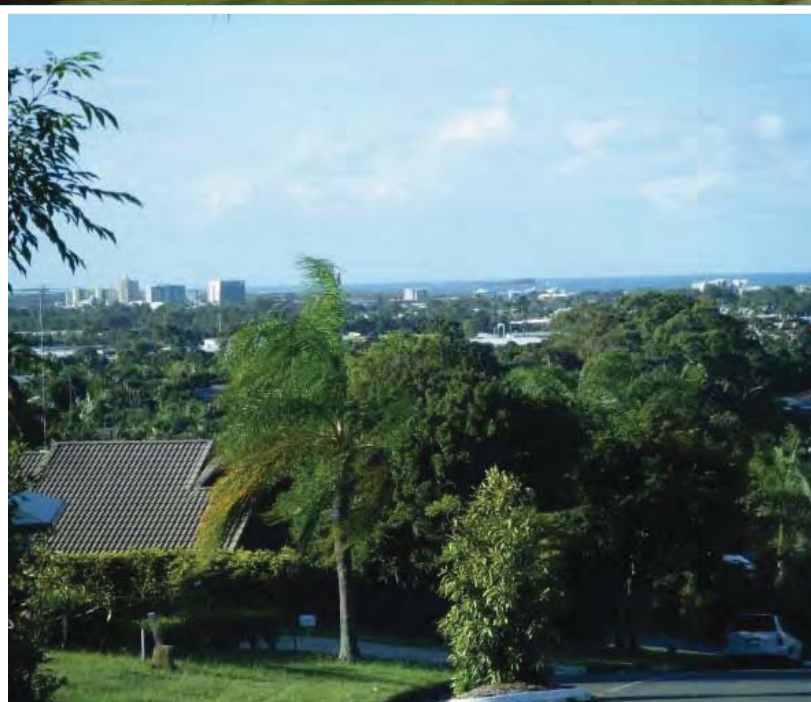
**H**eadland Parks' proximity to the **Plaza Shopping Centre**, the **Immanuel Lutheran College** and **Retirement Village**, the numerous sporting and club facilities of **Syd Lingard Drive** and the short 5 minute drive to the beaches and café strip of **Mooloolaba**, renders this to be among the first choice locations for relocating families.



As the majority of homes were built between the late 1980s and the early 1990s, the Lot sizes are generally larger (over 700m<sup>2</sup>), well established with lush tropical gardens and wide roads. Features of this vintage of dwellings were the introduction of 'multiple living areas', the master bedroom separate from the others and in ground swimming pools. This is one of the first suburbs in Buderim to enjoy the advantage of underground power.



**D**ue to the central, elevated and picturesque location, demand and therefore resale values have increased at a historically steady rate. In 2004 a limited number of allotments were released at the end of **Wilgan Lane**.



These were quickly snapped up by buyers wanting a modern new home amongst a natural rainforest setting.





**B**uderim Pines, a similar development to Headland Park, includes the **Shimmering Pines** retirement village, the **Goodlife Community Centre** and a small convenience shopping centre.



**E**stablished in 1992, surprisingly the more elevated allotments within **Yew Court**, **Rimu Court** and **Cedara Place** have only recently finalised development, thus prices of over \$1m are not unusual for these larger, some with ocean views, homes.





**C**omparable with Headland Park, Buderim Pines has 3 major thoroughfares being **Buderim Pines Drive**, **Oakmont Drive** and **Alfriston Drive**.



**T**he streets off these are generally cul de sacs with large tracts of green space interspersed throughout. Due to this estates' proximity to the Mountain Creek High School, large numbers of dwellings have fallen into investors hands, therefore becoming rental properties more so than owner occupied homes.





Skirting the eastern boundary of Buderim Pines is the renowned **Headland Park Golf Club**, an 18 hole, 50 year old established course with spectacular coastal views from the club house.







**A**djoining the course, to the north are the 'Crest Apartments', on **Golf Links Road** also sharing expansive coastal views, built in the late 1980s in grand style and still today are palatial homes to their residents.





**B**ordering the Headland Park Golf Course is **Buderim Private Hospital**, renowned for the quality of practitioners and patient accommodation.



The Sunshine Coast Private Hospital precinct







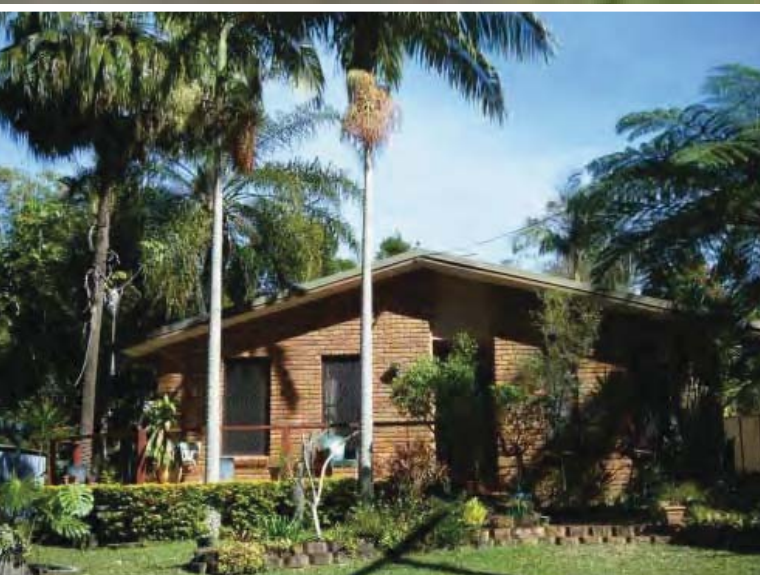
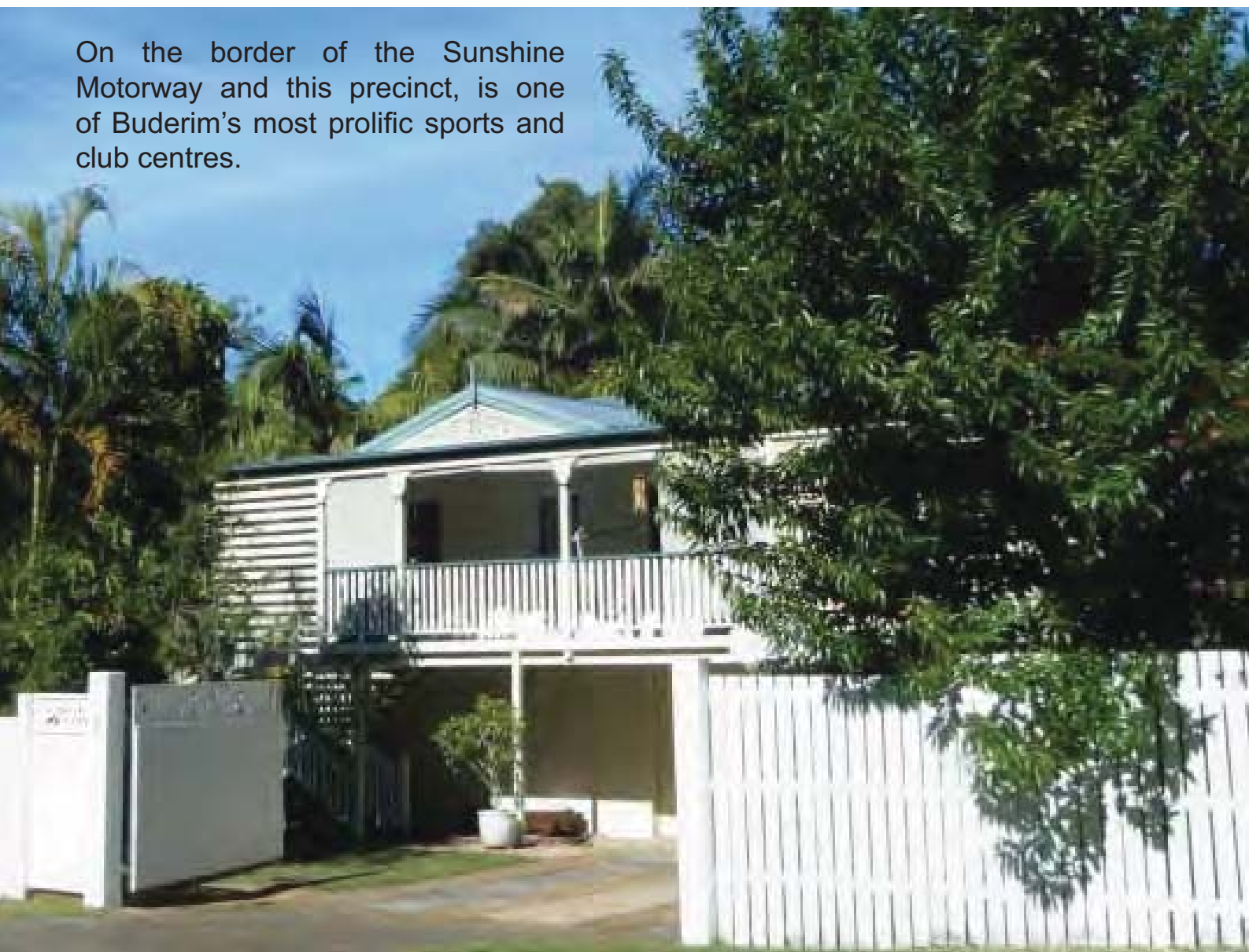
This undulating region lays claim to the beautifully elevated **Honeyeater Close**, boasting a number of 'perfect aspect' dwellings complimenting the north eastern coastal views.





On the eastern fringe of the hospital are numerous affordable - some elevated – older style homes located in **Wren Crescent**, **Sandpiper Close**, **Iliad Avenue** and **Bronzewing Avenue**, that are progressively being ‘snapped up’ by first home owners and investors alike, due to their very close proximity to Mooloolaba (it’s a 3 minute drive) and all it has to offer.

On the border of the Sunshine Motorway and this precinct, is one of Buderim’s most prolific sports and club centres.





Off Mooloolaba road and into **Syd Lingard Drive** is **Elizabeth Daniels Sports Reserve**, that hosts the following:



The Buderim Dog Park, The Sunshine Coast Netball Club, The Buderim Croquet Club, The Maroochydore Basketball Stadium, The Buderim Bridge Club, The Sunshine Coast Softball Club, The Sunshine Coast Art Group, The Maroochydore Cricket Club, The Headland Bowls Club and of course the **Buderim Tip**, better known as the **Buderim Waste and Buderim Resource Recovery Centre**.



# Buderim's Meadows

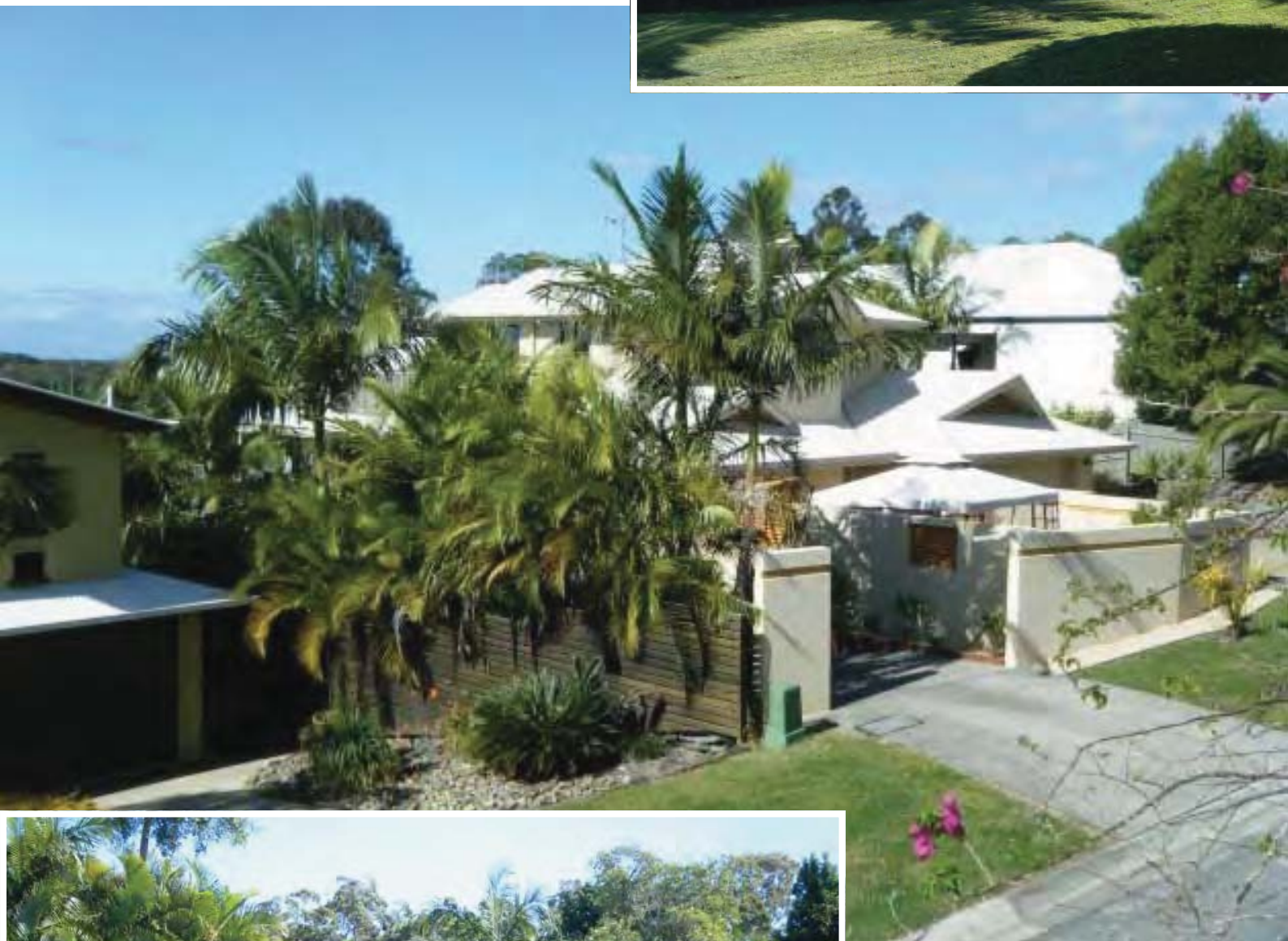
Another very popular 'borough' of Buderim is **Buderim Meadows**. Encompassing **Dixon Road, Karawatha Drive** and north through to **Iluka Street**.



**'The Meadows'** is undoubtedly one of the most popular locales in Buderim and was established in the early 1990s with 'families' in mind.



'The Meadows' enjoys underground power, convenience shops, the **Hibiscus Retirement Village** and the handy proximity to **Mountain Creek State High School** and **Matthew Flinders College**.



These attributes, combined with large tracts of clear parklands, along with wide, winding cul de sacs has seen the demand to reside in this location escalate continuously since its inception.





# West of the Meadows...

**O**n the western ridges of **Dixon Road** are the localities of **Timberdale** and **Lauren Drive**.

Embracing steep undulations, both these developments have one main thoroughfare with many quality cul de sacs.







**D**ue to the steep topography of these regions many homes here enjoy ‘glimpses’ of the Glasshouse Mountain views, and the constructions harmonise perfectly with the surrounding natural landscape.



Both these locales offer affordability to young families, with larger block sizes – although very few ‘level’ sites. Due to its location, it is ‘a drive to everything’



**S**creened amongst this 'edging suburbia' between **Dixon & Cogill Roads** lies two of Buderim's 'hidden gems'.

**Lara Drive & Barleycorn Avenue**, two undulating cul de sacs concealing a number of grand residences in a prime location being a minute from **Matthew Flinders College** and 2 minutes from Buderim village.



With the smallest allotment over an acre in size, properties here represent a semi-rural lifestyle amid the convenience of coastal city living.







Another major drawcard to this location is the **Ballinger Park Sports Complex**.



**Ballinger Park Sports Complex** is one of two major sport and recreation complexes within the Buderim / Maroochydore / Mooloolaba precincts, the other being **Elizabeth Daniels Sports Reserve**. The complex is located on council-owned land which occupies approximately 60 hectares.



It is home to **The Sunshine Coast Hockey Association**, **The Buderim Pony Club**, **The Ballinger Park Tennis Club**, **The Buderim Wanderers Soccer Club**, **The Buderim Cricket Club**, **The Ballinger Park Archery Centre** and the **Sunshine Coast Dog Obedience Club**.



In a similar vein, off Cogill Road is 'Turnipwood Estate'.

With a statement entrance of established trees, this area has traditionally provided homes to budget conscious buyers.



This development is a conical pocket of numerous 'pole homes' set into the surrounding ridges.

Again, the lack of any services sees **Turnipwood Estate** 'a drive to everything'.





# Poinciana Parade

**A**nother of Buderim's 4 major 'feeder' roads is **Gloucester Road**.

The intersection of **Gloucester Road, King Street** and **Main Streets** contains the only set of traffic control lights entering the village of Buderim. You'll find **The Buderim Craft Cottage, The Buderim Library**, and **The Buderim Amateur Theatre Group (BATS)**.





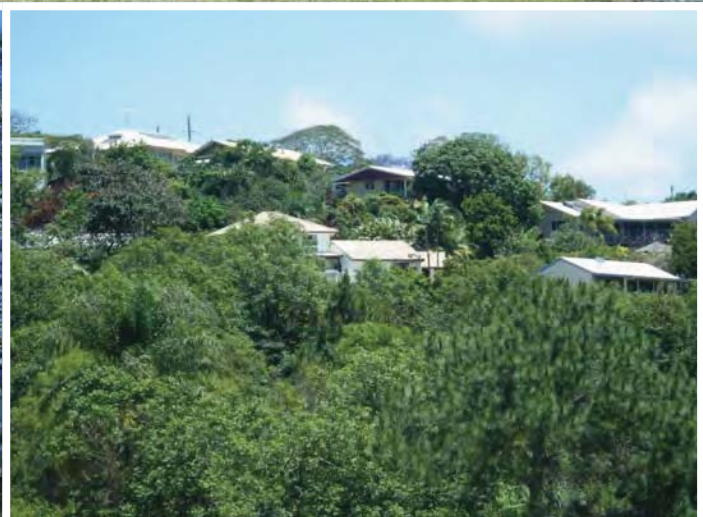
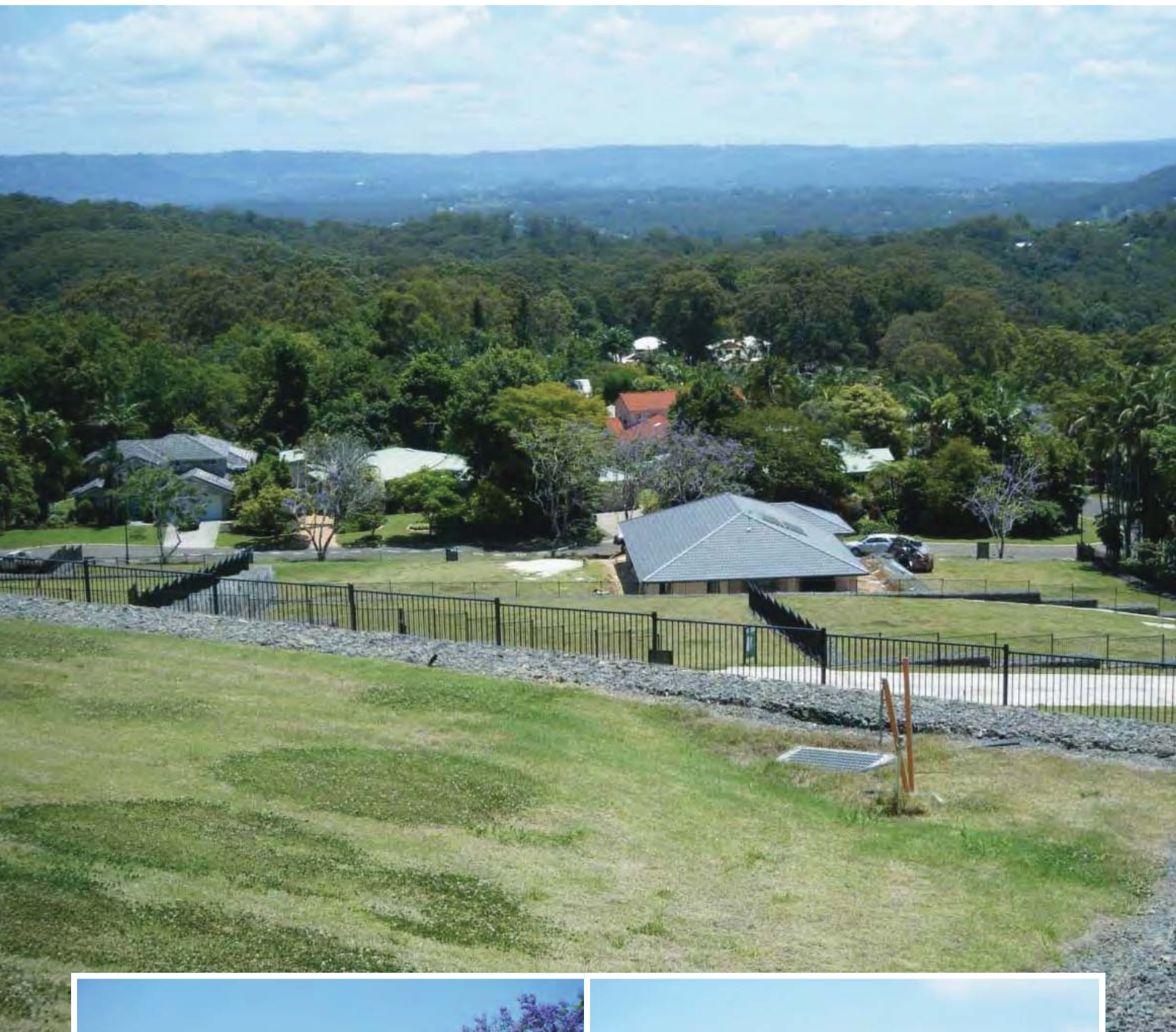


Two of Buderim's prime 'On Top' locations house the **Buderim Anglican Church** and **St Marys Catholic Church Buderim**, both within this area.





**O**n the western slopes of **Gloucester Road**,  
you will find excellent elevation and larger Lot sizes .





For those seeking to reside amongst a rainforest environment, continue along Martins Creek Road to Harrys Pocket.



Originally established in 2005, offering generous d allotments, this estate located in a low western valley.







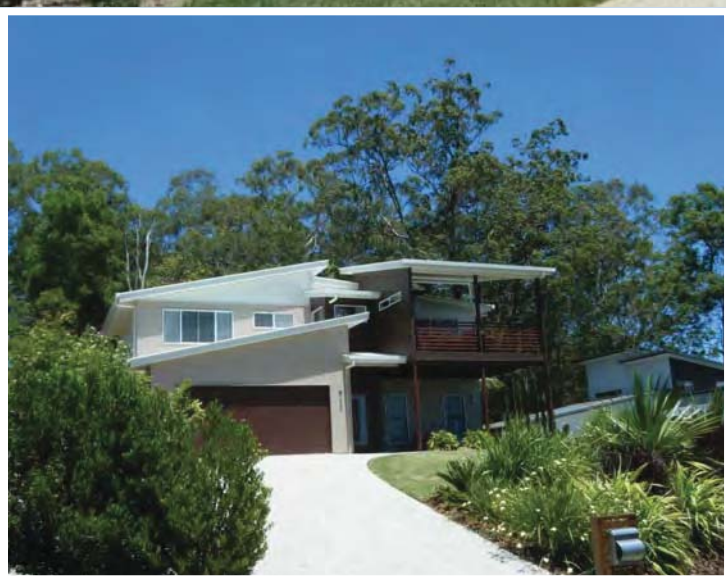
At the commencement of the northern descent from **Buderim Mountain** is **Jones Road**.







Enclosed within the rainforest of the western fringe is **Forest Rise Estate**.



Due to the steep topography of this estate, many homes feature expansive retaining walls.

**Forest Rise** was one of the first developments to adhere to Council regulations including strict building and environmental covenants.



# Coastline panorama



Travelling north into Jones Road eventually brings us to **Buderim North**.





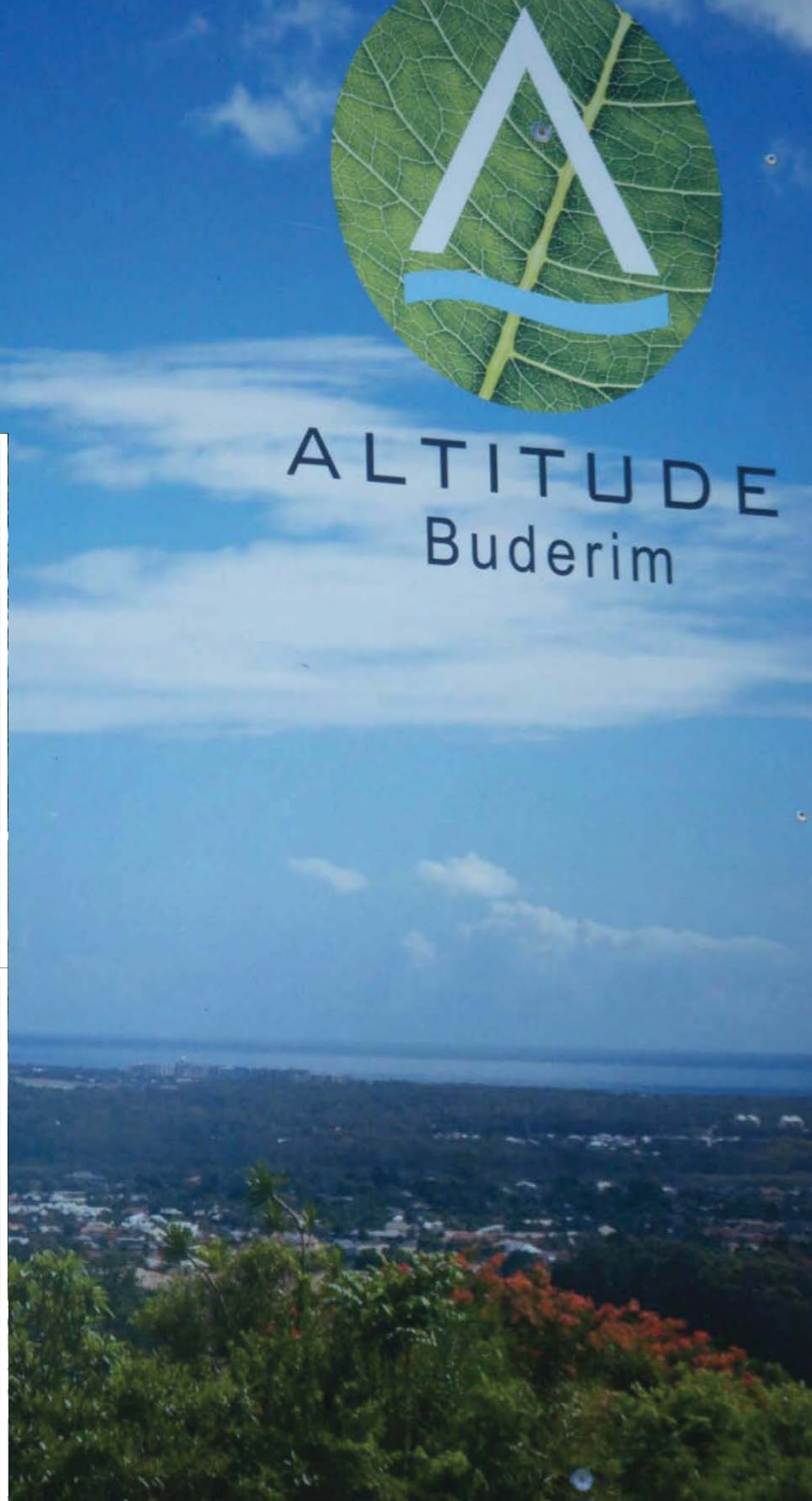
Again, a well-established escarpment that encompasses **Buderim Forest, North Buderim** and the **Wises Farm** planned development.

Elevated locations on this escarpment such as **Somerset Drive, Songbird Court, Shrapnel Street** and **Clearview Court** enjoy some of the finest coastal views from Buderim Mountain.



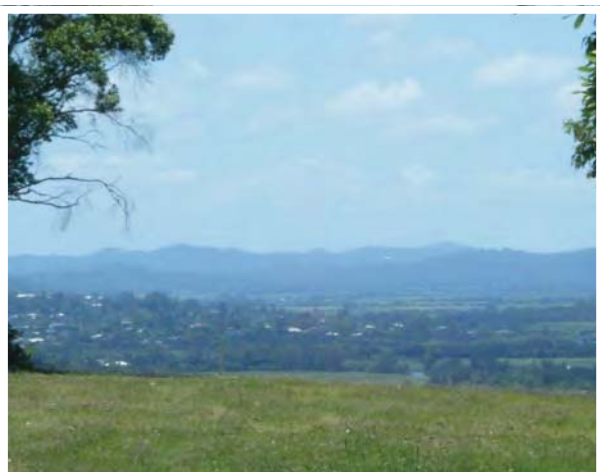


ALTITUDE  
Buderim



**F**rom Mooloolaba to Old Woman Island and through to Mt Coolum, these vast and spectacular views can add up to \$100,000 to the value of properties that take advantage of this outlook.

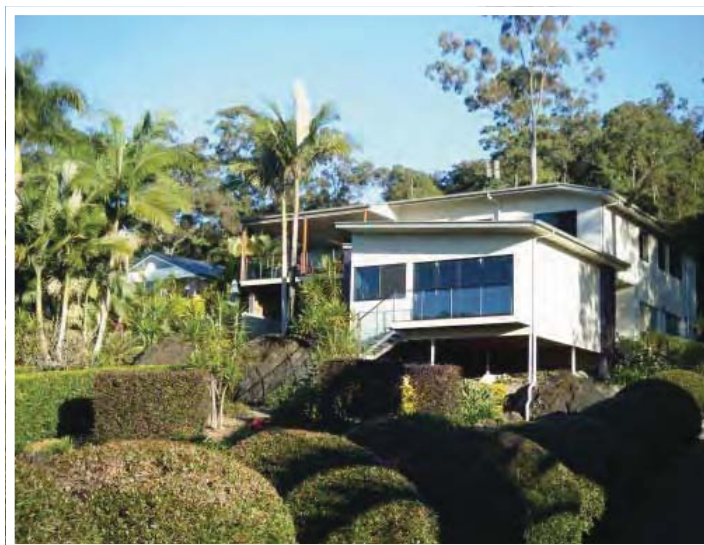
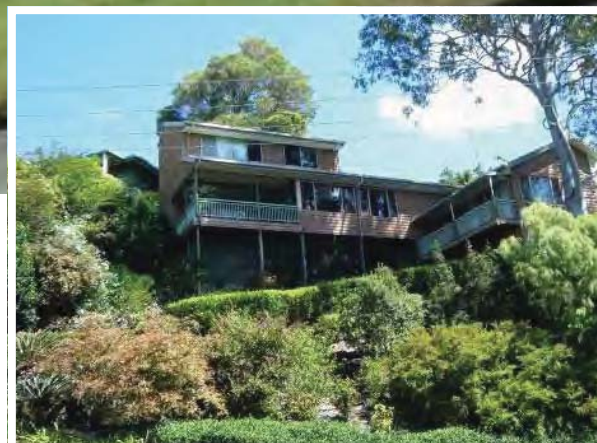
This fact is supported by the release of **Jones Road, 'Altitude'**, a 13 allotment, gated community with Lots selling well over the \$million due to the spectacular coastal views.







**T**he foot hills of the escarpment; **Sutherland Street** and **Kerenjon Avenue** along with their numerous cul de sacs feature larger sized allotments with many over 2000m<sup>2</sup>.



With the community in mind, features of this suburb include the open space parklands throughout and the Lakes Region: very popular with nature lovers and walkers alike.



The more affordable locations branching to the north of **Pittards Road** are generally older style 3 bedroom, 1 bathroom, brick and tile dwellings that border the 4 lane motorway known as **Maroochydore Road**. Services within this area include smaller shopping centres at **Jones' Road** and **Lakeshore Avenue** and a new **Coles shopping centre** adjoining the Motorway.







**N**orth Buderim Boulevard, enshrouded with mature Poinciana trees, winds its way east to the region of **'Wises Farm'** and **Buderim Forest**.





**B**uderim Forest, aptly named as it is surrounded by natural forests, is accessed by **Wises Road**, with meandering cul de sacs off. **Wises Road** also boasts a variety of sporting fields and the sporting headquarters of **Maroochydore League Club** and entrance to the Sunshine Cove development and the access way to Maroochydore CBD.



**Buderim Forest** overlooks **Wises Farm** (now known as **Sunshine Cove**). This planned community is home to approximately 6000 residents and includes 35 hectares of lakes and parklands surrounded by over 8kms of walking and bike paths.





# Insider Knowledge

**T**here is traffic gridlock from the Buderim State Primary school pick up/drop off times; around 8.30am and 3.00pm and include the Burnett St/Gloucester Road intersection and Stringybark Road/Ballinger Road, Buderim.

Only twice in over 100's of inspections have we seen active termites **INSIDE** a dwelling. Just so long as they are in the garden: that's the peace of mind you receive from obtaining a pest inspection.

There is an open waterfall close to Buderim Township at Quorn Close. Enjoy the picnic area or continue along the nature walk through subtropical rainforest that leads you to Harry's Restaurant.

Unbeknown to most locals, there is an underground car park beneath Woolworths Shopping centre that rarely sees much traffic.

Note: a great place to park your car when hail is forecast.

Included amongst the numerous high profile celebrities to reside in Buderim are Allan & Barbara Pease, renowned authors and sellers of over 25 million books worldwide that have been translated into 51 different languages.

The locales of Timberdale, Mons, and Tanawha  
- actually in almost every region of Buderim you can still enjoy kangaroos in their natural habitat.

Interested in buying in Buderim but not sure where to start?  
Property Business Sunshine Coast provides all the service and information you need.



# Buderim Buyers Agent

**W**hen you are done exploring, contact us so we can answer your questions, and supply more information to help guide you through the process, and provide you with quality professional and personalised service you can truly appreciate.

## **A new approach ...why would I use a buyer's agent?**

For many people, using an exclusive buyer's agent is a new concept.

At any one time, there are hundreds of Buderim properties for sale through dozens of agents on the Sunshine Coast.

In the past, most of us would have faced the property buying process without anyone to represent our interests or help smooth our way through the many and complex details of the transaction.

Even with prior experience in the property market, it can be difficult to feel confident you have invested enough time and energy to fully research the market, find the best property, negotiate the best price and terms, and complete all of the steps to reach a successful settlement.

## **Try our approach to finding and buying your Buderim property -**

With Property Business as your exclusive buyer's agent, we can ease the burden by doing the work for you.

We can help you to define your selection criteria and your budget, and manage the process of searching and purchasing for you.

You can avoid potentially huge costs in time, money, and the stress associated with property purchases and concentrate instead on your new property and your plans for it.

We look forward to finding your Buderim address.

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# Testimonials

Buyers don't hesitate!

We found Ann and Anthony utterly professional and extremely courteous and helpful in the process of purchasing our property.

Their unique depth of knowledge, communication, skills, attention to detail plus their ability to understand their client's needs absolutely sets them apart from the others. It was a pleasure to be guided by you, stress and hassle free, and we feel your involvement with us in this stage of our lives, has not only helped us buy the right home, but secure a better future for us here in Buderim.

We highly recommended your services here on the Sunshine Coast and commend you for being such genuine caring professionals.

Our sincere thanks to you both and our kindest regards always.

**John & Cherie Emerson & Boys**  
**Buderim Qld.**

While living overseas in 2010 we contracted with Ann and Anthony to find us a place in Buderim as we made plans to move back to Australia. We had never lived on the Sunshine Coast before and it was great to have this duo working on our side, with their knowledge of the area, the market and the Real Estate players.

They not only provide a service backed by lots of local experience but also as professional buyers advocates they keep you true to your goals and take emotion out of what can be an emotional experience.

In the end we found the right place, and one of the most beneficial parts of the service Ann and Anthony provided was being the middle man & woman / messenger in the negotiation phase.

Just as the selling agent is paid to get the best result for the seller, Ann and Anthony worked very skilfully to get the best deal for the buyer...us.

Even though we now live in Buderim and are much more familiar with the area, we would still use Ann and Anthony to work for us in making the next purchase.

**Chris and Maria Salmon**