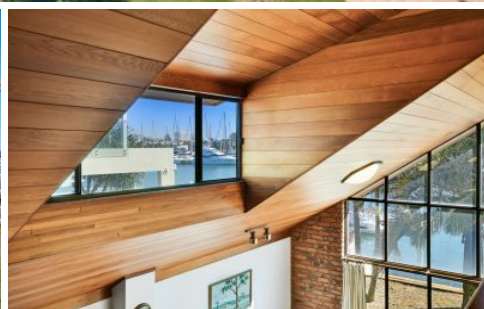
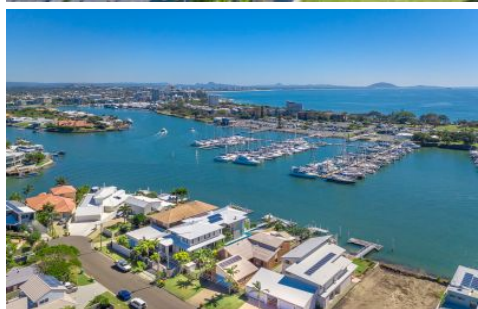


# AMBER WERCHON

PROPERTY • PEOPLE



## 31 Adaluma Avenue Buddina QLD

3 2 2

Stacy Downey of Amber Werchon Property presents to the market, 31 Adaluma Avenue, Buddina; this absolute Buddina classic has only ever had one owner, and boasts a prime north facing river mouth waterfront block on a 711m2 parcel in a blue-chip street surrounded by prestigious homes.

Solidly built with soaring timber lined ceilings and internal brick feature walls, the home is complete with three bedrooms, two bathrooms, functional kitchen, separate living areas, study, ground floor alfresco patio, upper balcony off master bedroom, double lock up garage and private jetty/pontoon.

A high-quality home in its day, it is still very comfortable

[For full version visit the website](https://www.amberwerchon.com.au/4247338)

**Type** : House  
**Price** : \$2,300,000  
**View** : <https://www.amberwerchon.com.au/4247338>

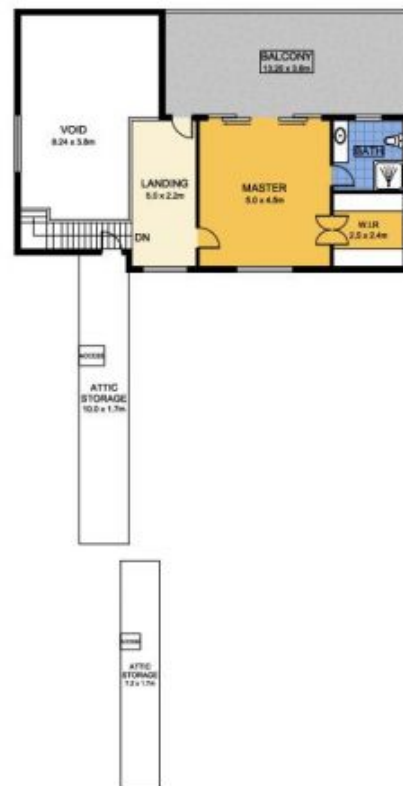


**Amber Werchon**  
**07 5430 0888**

<https://www.amberwerchon.com.au>



**GROUND FLOOR**



**FIRST FLOOR**



**(Floor Plan For Illustrative Purposes Only)**

Scale In metres. We give no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. We recommend that you instruct your own surveyor to carry out an independent investigation of the property prior to relying on the accuracy and completeness of this plan. Floor Plan presented by The Floor Plan Specialist, [www.thefpspecialist.com.au](http://www.thefpspecialist.com.au)

**APPROXIMATE AREAS**

INTERNAL : 178 m<sup>2</sup>

EXTERNAL : 59 m<sup>2</sup>

GARAGE : 54 m<sup>2</sup>

SHEDS : 02 m<sup>2</sup>

**TOTAL AREA : 293 m<sup>2</sup>**

**LAND TOTAL : 771 m<sup>2</sup>**



**31 Adaluma Avenue, Buddina**