



2a Illawong Street, Buddina

River Views, Rare Position, Real Potential.

Ethan Forbes & Paul O'Brien of LJ Hooker proudly presents 2a Illawong Street, Buddina. This property presents a rare opportunity in one of the Sunshine Coast's most tightly held and sought-after coastal pockets.

Positioned in the heart of Buddina's Golden Triangle, this property offers the perfect blend of lifestyle, land value, and future potential. Whether you're looking to landbank, renovate, or build your dream home, this is one of those opportunities that simply doesn't come around often.

Set on a prime parcel just moments from the Mooloolah River, Point Cartwright, and La Balsa Park, the location alone does the heavy lifting here. Morning walks along the water, surf at nearby beaches, and everything the Buddina lifestyle is known for, it's all right at your doorstep.

The existing dwelling offers immediate usability or rental income while you plan your next move. For those with vision, the block presents outstanding potential to renovate, extend, or completely redevelop into a high-end coastal residence in a blue-chip position.

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FOR SALE

For Sale

AGENTS

Ethan Forbes
0429 703 480
ethan.forbes@ljhooker.com.au

Paul O'Brien
0427859399
paul.obrien@ljhooker.com.au

AGENCY

LJ Hooker Caloundra | Aura
(07) 5318 7277

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



With limited stock and consistent demand in this tightly held pocket, opportunities like this are quickly recognised and even quicker to move.

Key Features:

- Prime position in Buddina's tightly held Golden Triangle
- Moments to La Balsa Park, Point Cartwright & Mooloolah River
- Comfortable, liveable dwelling with holding income potential
- Excellent opportunity to renovate, rebuild, or landbank
- Flat, usable block with strong future upside
- Walk to beaches, cafes, parks, and local amenities
- Short drive to Kawana Shoppingworld, schools, and major infrastructure
- Blue-chip coastal location with long-term growth appeal

Contact Ethan Forbes on 0429 703 480 or Paul O'brien on 0427 859 399 to arrange your inspection today.

Disclaimer: We've taken every care to ensure the information presented is accurate and sourced from reliable materials; however, no guarantee is provided. Buyers should complete their own inspections, enquiries, and searches and rely on their own findings.

MORE DETAILS

Property ID	37GHYX
Property Type	House
Land Area	516 m2
Including	Toilets (2)

Ethan Forbes 0429 703 480

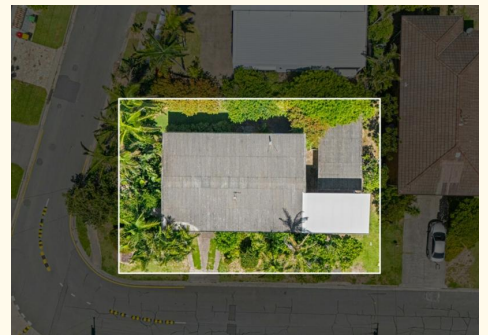
Sales Consultant | ethan.forbes@ljhooker.com.au

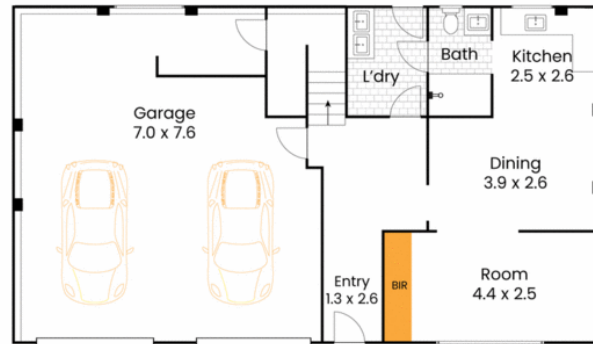
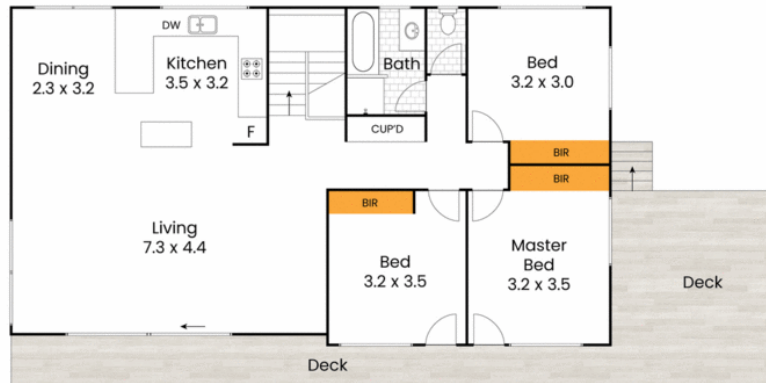
Paul O'Brien 0427859399

Director | paul.obrien@ljhooker.com.au

LJ Hooker Caloundra | Aura (07) 5318 7277

1 Edwards Terrace, BARINGA QLD 4551
caloundraaura.ljhooker.com.au | aura@ljhooker.com.au





Approx House Area 224m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, room and any other items and structures are approximate, and no responsibility is taken for any error, omissions or misstatement. Bathroom and kitchen fittings, door types, cupboards and appliances are illustrated as tokens and approximate to the actual fitting installed. This plan is for illustrative purposes and should be used as such by any prospective buyer

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LJ Hooker + **Team Forbes.**
Caloundra | Aura

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LJ Hooker