

SOLD



293 Nicklin Way, Warana



## Location, Exposure, Possibilities!

Technology has expanded our possibilities immensely, especially for home-run businesses, allowing an increasing number of people to live where they work, and work where they live! This immaculate property, beachside of the Nicklin Way, offers the perfect work-from-home style set-up with an office at front, plenty of parking/workshop space, and PRIME branding exposure to literally thousands of vehicles a day.

Single level, rendered brick with a tiled roof; the home is complete with three bedrooms, two bathrooms, tiled open plan living, office built-in shelving/desks and both external and internal access, modern kitchen and laundry, north facing courtyard/hardstand area, carport, and double bay 6.8x9m shed, on a 534m<sup>2</sup> fenced block with electronic gated entrance.

Neat and tidy inside and out, it is in excellent condition; features include air-conditioning, ceiling fans, stainless steel appliances,

 3  2  3

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1

### Agent Details

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### Office Details

Code Property Group  
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**code**  
PROPERTY GROUP

separate shower and bath in two-way bathroom, second bathroom in shed/workshop, quality carpets in bedrooms, security screens, garden shed, and annex/storage at rear of double bay shed.

The design allows for good separation between running business and living in home; however, with internal access to the home, checking up on the children, preparing lunch, or using the bathroom facilities etc is effortless.

Suited to a range of home-based businesses, from salon/studio, workshop/engineering/small manufacturing, or white-collar professional services - everything is ready to go', any minor configurations should be able to be executed cost effectively and quickly.

Just three blocks walk to the beach, and a few minutes' drive to major amenities including private and public hospital, schools, sporting stadium, aquatic centre, Kawana Shoppingworld, dining, and cinema the location is at heart, a premium lifestyle and employment hub.

This strip continues to boom, particularly on the back of the billions of dollars of infrastructure development already expended and earmarked for future if you haven't already invested in your slice, now is the time to act!

Bullet Points:

- Work, rest, and play @ home
- Prime Nicklin Way location
- Massive brand exposure 24/7
- 3 bedrooms + self-contained office
- Huge double bay shed + carport
- Fully fenced 534m<sup>2</sup>, gated entry
- Suit home office/salon, tradie
- Vacant, immaculate presentation

- Onsite parking for clients/visitors
- East of Nicklin Way, close to beach
- Invest in lifestyle & employment hub!

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