JUST LISTED



39 Lapoinya Crescent, Warana







Beachside Warana – Big Opportunity, Bigger Potential!

3 1 1 546m2

Location, lifestyle and opportunity! If you've been waiting for your chance to secure a beachside property in one of the Sunshine Coast's most sought-after coastal pockets, this could be exactly what you've been looking for!

Positioned on a generous 546m² allotment in the heart of Warana, this neat and tidy three-bedroom home offers comfortable living today, with enormous potential to add value tomorrow.

Whether you're a first-home buyer, family, builder, renovator, investor or retiree, the opportunities here are hard to ignore!

Move in down the track, renovate, extend, modernise or explore the possibilities of creating your dream coastal home (STCA). With a practical single-level layout, generous yard space and an

Price	Contact Agent
Property Type	Residential
Property ID	3437
Land Area	546 m2

Inspection Times

Sat 14 Nov, 9:00 AM - 9:30 AM

Agent Details

Ben Wilson - 0407 584 378

Office Details

Code Property Group
9/15 Nicklin Way Minyama,
QLD, 4575 Australia
07 5438 3444

outstanding location, this is the sort of property that allows you to make your own decisions and add value over time.

The home itself is well presented and functional, featuring three bedrooms, a central bathroom, separate living and kitchen/dining areas, internal laundry and a covered outdoor patio. The spacious, established grounds provide plenty of room for children, pets, outdoor entertaining or future improvements.

PROPERTY HIGHLIGHTS

• Three bedrooms, one bathroom and single lock-up garage
• Generous 546m² allotment in an established beachside neighbourhood
• Neat, tidy and comfortable single-level home
• Separate living and kitchen/dining areas
• Covered outdoor entertaining patio
• Spacious front and rear yards with established gardens
• Side access area with room for a boat or trailer
• Excellent potential to renovate, extend or further improve (STCA)
• Existing tenancy in place until mid June 2027
• Investment opportunity with potential for future rental growth, subject to market conditions

THE LOCATION – THIS IS WHAT MAKES IT SPECIAL!

Warana continues to be one of the Sunshine Coast's most desirable coastal locations, and it's easy to understand why. Enjoy morning walks along the beach, an afternoon swim, a coffee at your favourite local café or simply the convenience of having everything close to home.
From here you're well positioned to enjoy:

• Beautiful Warana Beach and the coastal walking and cycling pathways
• Local cafés, shops and everyday conveniences
• Kawana Shoppingworld, restaurants, cinemas and retail
• Nearby schools, sporting facilities and parks
• Sunshine Coast University Hospital and the growing health

precinct
• Easy access to Mooloolaba, Bokarina, Birtinya and the wider Sunshine Coast

THE OPPORTUNITY – BUY WELL TODAY, CREATE VALUE TOMORROW!

With so many surrounding properties having undergone substantial renovations and redevelopment, the potential of this location is clear.
For builders and renovators, it's an opportunity to put your skills to work. For families, it's a chance to secure a coastal lifestyle and create a home of your own. For investors, the existing tenancy provides income while you consider the longer-term opportunities.
And for buyers who simply want to secure a good-sized parcel of land in an established beachside location, this is one to seriously consider.

Our seller is genuine, motivated and ready to move on.

Properties offering this combination of location, land and future potential deserve serious consideration. Don't wait until someone else recognises the opportunity!

Call today for further information and to arrange your inspection.

All renovations, extensions and redevelopment possibilities are subject to relevant council approvals. The property is currently tenanted until mid June 2027.

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