

SOLD



40 Balyata Street, Warana



Owner wants this sold - Beachside Kawana...Don't miss it!

Beachside of Nicklin Way, within an easy stroll to the beach, is this delightful lowset classic Warana home on a fully fenced 546m2 block, offering a wonderful relaxed lifestyle in one of the most popular Coast locations.

Well presented, the home is complete with three bedrooms, modern kitchen and bathroom, two separate living areas, expansive alfresco entertaining area, inground pool, and covered parking for 2-3 vehicles, including boat/caravan.

Features include: stainless steel appliances and splashback in kitchen, ceiling fans, air-conditioning in master bedroom, fabulous games room (or additional bedroom), security screens, and new carpets. Solar panels have also been installed to improve efficiency and reduce cost of living. It is quite modern inside with no immediate money needing to be spent; it has

3 1 2

Price	SOLD
Property Type	Residential
Property ID	618

Agent Details

Ben Wilson - 0407 584 378

Office Details

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

code
PROPERTY GROUP

been updated and enhanced over time.

The poolside entertaining area is the perfect venue for celebrations and social occasions, all year around just think, you could host Christmas lunch this year at your house spend the morning at the beach, and then home for fresh seafood, champagne and Christmas cheer by the pool! In fact, every weekend there will be something to toast even if it's just your good fortune to live in such a lovely part of the world.

Low maintenance gardens with tropical palms frame the home, with a working bore available for use, there is minimal effort required to look after this property inside and out; hence, the popularity of this style of home over time.

From here you can walk to the beach (including dog friendly stretch) in less than five minutes, local shops and parks; major amenities such as shopping centres, schools and the health/hospital hub at Birtinya are in close proximity, and you access the Sunshine Motorway is within approximately 7 minutes.

Long-term owner is offering to the market for the first time in two decades; properties in this beachside location, East of Nicklin Way are always in strong demand this area continues to grow in popularity and with all the ongoing infrastructure works in the Kawana region, an investment here is an investment in future prosperity.

- Beachside opportunity beckons brightly
- Lowset, easy care home on 546m² block
- 3 bedrooms, 2 separate living areas
- Modern kitchen with s/steel appliances
- Alfresco patio overlooking i/ground pool
- Covered parking for 2-3 vehicles
- Low maintenance gardens, fully fenced
- Solar Panels
- Working Bore

- Walk to beach, local shops, parks
- Close to: hospital precinct, schools
- Superb buying in sought after area
- Act quickly, or it will be too late!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.