

SOLD



17 Currawan Street, Warana



## Beachside Special 300m to Beach!

First home buyers and investors should get excited about this Warana classic; and just 300 metres to the sand, this low-set brick and tile home will be snapped up on, or prior to, Auction day, so you need to act with urgency.

Complete with three bedrooms, one bathroom, original kitchen, one living area, alfresco patio, inground pool and single lock up garage on a low maintenance 546m<sup>2</sup> block with a fenced backyard; this is ideal for a beach-loving couple or small family.

In comfortable, liveable condition as is' it could benefit from some modernising over time to value add and enhance appeal; any improvements will be beneficial, with no worry over overcapitalising in this location.

Features include: dishwasher, wall oven, ceiling fans, security screens, and it has neat and tidy street appeal; the inground

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	703

### Agent Details

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PROPERTY GROUP

pool is a real bonus too when not down at the beach, you can be chilling out in your pool or enjoying a beer poolside with family and friends.

With a current tenant in place, there will be strong interest from investors; and in this location vacancy rates are always low (or non-existent).

Located only a 2 minute walk to the beach, including the dog-friendly stretch, you'll have no excuse not to get out there in the fresh air and exercise. A 10-minute stroll to the south, lands you at Kawana Surf Club where you can enjoy a delicious meal and a cold drink, or two. Major amenities such as: schools, university hospital, shopping centres and sporting facilities are all within a 2-10 minute radius.

This is a cracking opportunity, you cannot lose, put your best offer forward and benefit from continued capital growth in one of south-east Queensland's shiniest property hot-spots'.

- \* Brick & tile just 300 metres to beach
- \* Huge potential to renovate
- \* 3 bedrooms, 1 bathroom, 1 living area
- \* Inground pool, outdoor patio
- \* 546m<sup>2</sup> block, fenced backyard
- \* Suit investors or entry level buyers
- \* Long-term owner highly motivated
- \* WILL be sold on or before Auction!

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