







BRAND NEW, COASTAL RESIDENCE ON OCEANIC DR

There is a particular appeal to a brand new home in an established beachside pocket. While a renovation can transform an older property, the opportunity to be the first to live in a home built from the ground up rarely comes along on Oceanic Drive. Number 118 pairs an established Warana address with a contemporary coastal residence, where mornings can begin with a sunrise walk along the beach and end with a sunset swim in the sparkling swimming pool.

Clean architectural lines, textured brickwork and warm timber accents give the two storey façade classic coastal character. Inside, generous glazing draws daylight deep into the living spaces, where timber cabinetry and pale finishes bring warmth to the contemporary design.
The kitchen is centred on a broad island beneath a statement linear pendant, with space to gather over breakfast, pour a drink while dinner is underway or serve a long lunch with friends.

The home opens up beautifully at the poolside courtyard. Corner sliding doors retract to create a wide opening between the living and dining spaces and the terrace, so entertaining can move easily outdoors. Glass fencing carries the view through to the water, while a separate lawn and landscaped garden give the outdoor areas a sense of space.

Five bedrooms and three bathrooms are complemented by living spaces on both levels. Downstairs, a dedicated media space or formal lounge overlooks the pool and offers a quieter place to retreat. Upstairs, a second lounge and a built-in study with room for two workstations give

5 3 2 600m2

Price	Auction
Property Type	Residential
Property ID	12218
Land Area	600 m2

AUCTION

Saturday 16 January, 11:00 AM

INSPECTION TIMES

Sun 29 Nov, 10:00 AM - 10:30 AM

AGENT DETAILS

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OFFICE DETAILS

Sippy Downs
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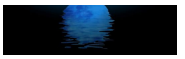

the household room to work and unwind independently.
The main bedroom has a wall of sheer curtained windows and a walk-in robe, continuing the calm palette and generous proportions found throughout the home. Rooftop solar and a dedicated EV charger in the double garage support a more energy conscious way of living, with the convenience of charging at home.

Warana Beach and the Coastal Pathway are close at hand, while Birtinya's health and university teaching precinct is a short drive away. With Sunshine Coast University Hospital and UniSC's clinical teaching facilities at the Sunshine Coast Health Institute together in Birtinya, the location is particularly well suited to those who work or study in the precinct and want the beach to be part of their daily routine.

There is a certain feeling about this home, a sense of calm that settles in almost immediately. Perhaps it's the sound of the ocean or the salt in the air. Whatever the reason, there is a little magic here. When we say this home is one of a kind, we mean it. It is a brand new residence on an established stretch of Oceanic Drive, with Warana Beach a short stroll away and a private pool to come home to. It is as much an investment in lifestyle as it is in real estate.

Put simply, we don't have anything else like it. Don't delay, reach out to arrange an immediate inspection today.

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