



47 Saleng Crescent, Warana

**Simon Birse**  
0410 443 109



## SIMON SAYS... SOLD FOR A PREMIUM SALE PRICE

Thinking of Selling??? Call Simon Birse today - A real estate agent who actually cares for his clients!

Put this one on your inspection list if you are looking for a property 200 meters to the beach while within walking distance to most amenities. The bus stop is 100 meters away, shopping centre is just around the corner while the Quad Park, schools and bowls club are all only a five minute drive.

The living areas include separate lounge, dining and kitchen or simply relax outside and enjoy the gentle sea breezes under the spacious covered patio. There is no work to do as the gardens are all low maintenance with only the nature strip to mow.

Two generous sized bedrooms allow plenty of room for bedside tables and dressing tables while the third bedroom fits two single beds with ease.

For the car enthusiast there is a double lockup garage, plus a double carport as well as provision for a boat or van. Air conditioned living areas and master bedroom keep the comfort levels to the perfect temperature, while the pool allows for an outdoor splash.

🚗 3 🚿 1 🚘 4 🌊

<b>Price</b>	<b>SOLD</b>
<b>Property Type</b>	<b>Residential</b>
<b>Property ID</b>	<b>1490</b>

### AGENT DETAILS

Blue Moon Property Management  
- 07 5445 6500

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD,  
4556 Australia  
07 5445 6500



*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.*