

Sold



231, 4 Melody Court, Warana



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

Tucked away out of the rat race- yet positioned just a stone's throw to riverside walkways, local shops, public transport and all your everyday conveniences also handy to the Kawana Shopping Centre.

Well-presented throughout this 3 bedroom villa has all the creature comforts for comfortable living.

The bedrooms feature built-in robes, ceiling fans and bay windows for extra size and light.

For extra space and multiple living the 3rd bedroom has been opened onto the lounge area to create an open office / study or could be utilized for a formal dining area if needed.

Entertaining will be easy in the well-appointed kitchen which adjoins the air conditioned lounge & dining area and also looks out to the covered entertaining area.

The garage can be easily converted into a large room which could be utilized as a 2nd living area, bedroom or an office.

Entertain family and friends in the spacious covered and enclosed patio and garden courtyard complete with low maintenance gardens and a shed for extra storage. There is also some privacy as this villa doesn't

3 1 4

Price	SOLD
Property Type	Residential
Property ID	2495

#### 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



back onto any neighbours.

"The Palms" Kawana's most sort after FREEHOLD over 50's village which offers one of the lowest body corporate fees on the Coast.

This villa will ideally cater for a number of buyer's needs – whether you're an investor looking for a low maintenance easy to manage investment with quality tenants in place or if you are looking for that special place you would like to call home offering secure low maintenance living.

Inspect today this villa is sure to impress.

*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.*