

**120/8 Melody Court, Warana, Qld 4575**



**Unit For Sale**

Saturday, 10 February 2024

120/8 Melody Court, Warana, Qld 4575

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 188 m2**

**Type: Unit**



Michael Stack  
0417211221



Jack Ryan  
0753546002

## Contact Agent

Are you someone who yearns for convenience? would love to be close to the beach and the river's edge for those beautiful morning strolls? And needs to be close to the shops, public transport and the medical precinct? Then stop looking and welcome home to 120/ 8 Melody Court Warana Just a 4-minute drive to the picturesque Warana beach and just a stone's throw away from the famous Mooloolah River. This property offers the Sunshine Coast lifestyle you desire without the hefty price tag. The floorplan features spacious living areas both indoors and out. 2 bedrooms with built-in robes, a bathroom, and a separate toilet. Additionally, there's a large north-facing undercover outdoor entertainment area for hosting guests and a single automatic lock-up garage with internal access. With a bus stop conveniently located right outside the complex "The Palms," This is a one-hop stop that provides options for further trips afield. Features You Will Love: • Low maintenance living (NO MOWING) • Low body corporate fees • Ducted Aircon • Ceiling fans throughout • Outdoor covered entertainment area • Water tank • High rental demand • Pet-friendly complex • Open plan lounge/living space • Bay Windows in both bedrooms • Warana beach 3 minutes • The fruit shed 3 minutes • BWS 3 minutes • Chemist 3 minutes • Kawana shopping world 4 minutes • River Park 4 minutes • Kawana health hub 5 minutes • Event cinema 5 minutes Properties in this location in this price range, will not last long! So give Michael Stack 0417 211 221 or Jack Ryan 0409 635 621 a call right away for more information.