

**18 Birubi Street, Minyama, Qld 4575**

**AMBER WERCHON**

**House For Sale**

Monday, 20 May 2024

**18 Birubi Street, Minyama, Qld 4575**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 741 m2**

**Type: House**



Steven du Preez  
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Amber Werchon  
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## Contact Agent

Amber Werchon Property presents to the market, 18 Birubi Street, Minyama. This modern, low-maintenance deep waterfront home presents an exciting opportunity for those looking to enter this exclusive waterfront precinct. The home is privately appointed from both the street front and waterside, creating a sanctuary for its very beneficial residents! It is an ideal family home sprawled out over one level with a self-contained room for family or guests. The guests' entrance is through the courtyard which also features a large in-ground pool whilst the main entry opens directly into the open-plan living zone capturing fresh canal breezes with fantastic cross ventilation. Finished in light neutral tones, the residence has been freshly painted throughout and epitomises laid-back coastal living. The kitchen is well appointed as the hub of the home in the centre offering ease of access to all living and entertaining zones both indoors and out. There is ample cupboard and bench space overlooking the dining area and further onto the broad water. Ready to move straight into, this home will attract newcomers to the deep waterfront or opportunists looking to secure a fantastic position. The main residence has three spacious bedrooms with built-in robes. Outdoors, there are three separate entertaining areas, as well as a sparkling in-ground pool at the front, completely private from both neighbours and residents across the waterway. The Long Finger Jetty is shared with the neighbouring property providing a safe position to moor your vessel for easy, direct ocean access with the harbour mouth just minutes away. This really is a sensational property that will be snapped up by an astute lifestyle investor. Du Preez Family Pty Ltd working in conjunction with Amber Werchon Property Pty Ltd.