

# 186/4 Melody Court, Warana, Qld 4575

## Villa For Sale

Sunday, 12 November 2023

186/4 Melody Court, Warana, Qld 4575

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 131 m2**

**Type: Villa**



Tristan Kurz

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## Offers over \$769,000

Situated just minutes between Kawana's pristine beaches and the fast-developing Sunshine Coast Health Precinct, this water-front property represents both an ideal down-sizing option and a substantial investment opportunity. With a pair of well-appointed bedrooms connecting seamlessly to the canal-facing living and dining area, paired with two serene outdoor living areas, the floor plan of this property enables all the benefits of single-floor living whilst also providing a connection to nature that is seldomly found on today's market. With low body corp fees, ample visitor parking just 20m from your front door, fishing from your back garden, plus a handy shed for the rods and garden tools, this property offers the ultimate in down-size living. As one of only a handful of waterfront villas within the pet-friendly\* Palms precinct, this sale represents a rare opportunity to acquire a property within what is an extremely tightly held street. For further information please visit our dedicated property page at [www.melody.nazerkurz.com](http://www.melody.nazerkurz.com) or contact Tristan Kurz or Carly Nazer today.\*All pets require formal approval