

204/4 Melody Court, Warana, Qld 4575



Unit For Sale

Thursday, 16 May 2024

204/4 Melody Court, Warana, Qld 4575

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 297 m2

Type: Unit



Natalie & Mitch Sinclair
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Contact Agent

Have you been searching for a rare waterfront, lowset villa with extremely low body corporate fees, great outdoor entertaining and the convenience of being centrally located to all that Warana has to offer? Look no further than 204/4 Melody Court. Set in the beautifully manicured 'Palms' complex, this villa will be sure to impress and will not last long on the market as waterfront villas in this complex rarely come up. Whether you are looking to downsize, entering the market for the first time or an investor, this one ticks all the boxes and the first to inspect will buy it! Features of this great villa :- Two bedrooms both with built in robes and ceiling fans- Master bedroom overlooks the water- Ducted air conditioning throughout - Spacious open plan living- Kitchen comes complete with stone benchtops and plenty of storage - Bathroom has a walk in shower - Tiled flooring in the main living space- Great outdoor covered entertaining area ideal for those weekend BBQ's or simply relaxing with a good book in hand overlooking the water- Rear deck taking advantage of the stunning water backdrop- Lovely yard for your furry little friend- Remote single lock up garage- Body Corporate fees are approximately \$1300 per annum. If this one is ticking all your boxes, arrange an inspection today. The Palms is one of those complexes that you feel right at home from the minute you drive in. Be quick to secure this waterfront villa as the first to inspect will buy it.