

**23 Coonang Crescent, Warana, Qld 4575**



**House For Sale**

Tuesday, 27 February 2024

23 Coonang Crescent, Warana, Qld 4575

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 536 m2**

**Type: House**



Adam Budd  
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## Auction

Discover the ultimate blend of coastal charm and urban convenience with this expansive 5-bedroom residence, prominently positioned in the coveted heart of Kawana Waters. With beach access merely a brief walk away-ideal for morning jogs, family outings, and the simple pleasure of watching the sun rise over the horizon - this property is a testament to location, lifestyle and potential. This home is comfortably situated on a sprawling 536-square-meter corner block, offering an impressive street presence and an abundance of space for families to grow and investors to capitalise on. The generous footprint of this property reveals a dual living configuration, complete with two fully equipped kitchens and distinct living and dining zones. These separate spaces are ideal for multi-generational families or those looking to leverage the strong rental prospects of this burgeoning area. Beyond the interior lies a captivating outdoor entertainment area, complete with a deck that invites communal gatherings and a crystal-clear pool that beckons for a refreshing dip, mirroring the aquatic allure of the nearby beach. This outdoor area, coupled with the lush, manicured gardens, is a standout feature, providing an idyllic setting for both relaxation and social festivities. While the home boasts noteworthy amenities, the true essence of this property is its harmony with the surrounding locale. With local shops a leisurely stroll away, the convenience of urban living is at your doorstep. The proximity to the pristine Kawana Beach and the scenic Coastal Walk offers an active, beachside lifestyle that is the envy of many. Furthermore, the strategic location near a comprehensive hospital precinct and a variety of reputable schools underscores the property's appeal to families and investors alike, promising a blend of lifestyle and practicality that is rare to find. 23 Coonang Crescent thus presents not just a home, but a lifestyle-a sanctuary where the appeal of a close-knit community meets the allure of beachside living. It's a place where every day feels like a retreat, yet urban conveniences and natural beauty are never more than a few steps away. What we Love: • Just 200 metres to the local grocer, butcher, bottle shop and cafe's • Only 400 metres to the sandy shores of Kawana Beach • 2 Distinct living spaces for multi-generational living • 2 Generous outdoor living areas • Family friendly local community with proximity to local schools • Large corner block with enticing development opportunities • Less than 15 minutes to Maroochydore, Caloundra and Buderim • HD 5K Lumen projector setup in main living area for cinematic experiences • Currently on Airbnb: \$450 per night • Rental Appraisal: \$1,100 - \$1,150 p/w Auction: Saturday 6th April 2024.