

291/6 Melody Court, Warana, Qld 4575

Sold Duplex/Semi-detached

Wednesday, 13 March 2024



291/6 Melody Court, Warana, Qld 4575

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 106 m2

Type:
Duplex/Semi-detached



Ben Sarkissian
0423003003

\$870,000

It doesn't get any better than living on the water here in The Palms at Melody Court, Warana. This is the first time the home has been offered for sale by the original owner, so you know it has been lovingly cared for, for its entire life. The Prelude floor plan encompasses totally flexible living, with the layout capturing most of the Mooloolah River water views. The central kitchen showcases plenty of bench space and cupboards for the family chef to prepare all the season's culinary delights. As this flows to a comfortable air conditioned dining and living area for you and your friends and family to enjoy, you naturally want to step out to the covered patio area. Maybe a Sunday barbecue or watching the kids play in the grassed backyard is on offer. Better still, throw a fishing line in the water and try your luck. Back inside are two bedrooms, both with built-in wardrobes. The master bedroom also overlooks the water, so you can imagine waking up to the sight each morning. Simply marvellous. The renovated bathroom and W.C. tick all the boxes with floor-to-ceiling tiles and nice finishes throughout. The garage with an automatic door has internal access to simplify things, and the front courtyard creates that extra space that can accommodate a small car or another sitting area for reading. The choice is yours. Some of the features you'll appreciate with this property are:- Water views- Private rear yard- Front courtyard- Two bedrooms with built-in wardrobes, master overlooking the water- Spacious kitchen with ample bench space and updated oven, cooktop & new dishwasher- .Airconditioned Dining, and living areas also overlooking the water- Updated shower and W.C.- Ceilings fans throughout- Bay windows- Pet friendly- Very low Body Corp fees- Remember to bring your kayak and fishing rod! You can easily walk to the local Kawana Sands shops for specialty shops, including the Fruit Shed, Mick's Meat Barn, a chemist, doctors, a fish and chip shop, a hairdresser, and more. Jump in the car, and you're only minutes away from Kawana Shopping World, beaches, transport, and all major arterial roads. The Palms complex is only a four-minute drive to Sunshine Coast University Public and Private Hospital. This world-class healthcare facility offers 24-hour emergency and extensive specialist services, with plans to double its capacity by 2021. Public transport, the beautiful beaches of Kawana, Kawana Shopping World, and schools are also easily accessible from the villas. Contact Ben Sarkissian now to secure a viewing, as this one is going to be gone before you know it. Ben is available seven days a week at your service.