

31 Balyata Street, Warana, Qld 4575



House For Sale

Friday, 15 March 2024

31 Balyata Street, Warana, Qld 4575

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 520 m2

Type: House



Craig Arkell



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Offers Over \$1.45M

Discover a lucrative opportunity nestled in a quiet street just steps from the sand. Situated on 520 sqm of prime beachside land, this property offers not one but two separate approved houses on a single title, presenting an unparalleled chance for dual-income generation. Boasting an enviable location, just a short stroll away from the inviting surf beach, playground, and coastal pathway, this investment gem promises not only a tranquil lifestyle but also convenient access to local amenities. With major shopping centres, cinemas, schools, a surf club, hospitals, and The Sunshine Coast Sports Stadium nearby, this property epitomises both comfort and convenience. The first house features three bedrooms, one bathroom, and a single-car garage. Its open-plan, air-conditioned living and dining areas are adorned with raked ceilings with exposed beams, seamlessly flowing into a spacious kitchen equipped with ample bench and storage space. Step outside to discover an all-weather, north-facing private outdoor entertaining zone, fully fenced for privacy and security. Currently tenanted until January 2025, this residence yields a remarkable rental income of \$620 per week. Adjacent lies the modern second house, boasting one bedroom, one bathroom, and a tandem car space. Considerably designed, this single level living with wide hallways, easy wheelchair accessibility, roll in shower and grab rails provides excellent facilities for the disabled or elderly. Its contemporary layout includes an air-conditioned open-plan living area complemented by a sleek kitchen with stone benches, gas cooking, and generous storage options. Enjoy alfresco dining year-round in the under-roof, north-facing outdoor space bordered by low-maintenance astroturf. Currently leased until July 2024, this dwelling commands a rental income of \$490 per week. Features:

- 520sqm of land in a quiet beachside street
- Two separate approved houses on one title, both generating excellent rental income
- Short stroll to surf beach, playground, coastal pathway, and local convenience
- Close to major shopping, cinemas, schools, surf club, hospital, and sports stadium

House One:

- Three bedrooms, one bathroom, one car
- Open plan airconditioned living/dining with raked ceilings
- Spacious kitchen with ample bench and storage space
- All weather north facing private outdoor entertaining zone
- Fully fenced with lush lawn areas and a large garden shed
- Immaculate condition with excellent tenants in place until January 2025
- Rental income of \$620 per week

House Two:

- Considerably designed single level living with wide hallways, easy wheelchair accessibility, roll in shower and grab rails providing excellent facilities for the disabled or elderly
- Modern one bed, one bath plus tandem car space
- Air-conditioned open-plan living
- Contemporary kitchen with stone benches, gas cooking and ample storage
- Convenient European Laundry
- All weather under roof north facing alfresco
- Low maintenance astroturf
- Excellent tenants in place until July 2024, paying \$490 per week

Both tenanted homes are meticulously maintained, featuring fresh interiors and outdoor spaces designed for minimal upkeep. Whether you're a seasoned investor or a newcomer to the property market, this dual-income opportunity presents an unmissable chance to secure a steady stream of rental returns in a highly sought-after coastal locale. Please contact Craig and Sonia to arrange a private viewing.