

# 34 Warana Avenue, Steiglitz, Qld 4207

## House For Sale

Monday, 29 April 2024

34 Warana Avenue, Steiglitz, Qld 4207

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 964 m2**

**Type: House**



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## Offers Over \$1,300,000

This rare waterfront, bespoke coastal cottage faces east to the beautiful waterways of the Southern Moreton Bay and lies a short walk from the amenities of Steiglitz. This property would make the ideal weekender if you looking for a coastal getaway and a water enthusiast, but if you are looking for an exclusive waterfront site where you can build a modern family home then nothing will compare. Astute property buyers are seeking out the idyllic location of Steiglitz to build exclusive waterfront homes. Either way, 34 Warana Avenue, Steiglitz is the ideal location for family relaxation in a waterfront setting. For the boating and water enthusiasts, there is easy access to the Jumpinpin Channel and bar, while access to the greater Moreton Bay itself is at your back door. The property includes 3 bedrooms, with one conveniently located on the lower level. Multiple living areas feature throughout however the standout feature of this lovely home is the undercover alfresco area overlooking the water which runs the full length of the dwelling. Café blinds are provided for additional enjoyment, but can you just imagine enjoying a coffee in the morning as the sun rises in the east over South and North Stradbroke Islands. Come the end of the day, what better place can there be for entertaining family and friends in this idyllic location. A secure, modern floating aluminium jetty is included with a pontoon to secure your boat or jet ski. This property is but one of a handful of properties in Steiglitz to have waterfront access and a seabed lease for the pontoon, making it a rare property to secure. The main bathroom has been fully renovated and includes floor to ceiling tiles, a walk-in shower, vanity and toilet. Externally, a single garage with attached workshop accommodates one vehicle and another can be parked in the covered carport attached to the dwelling. The workshop attached to the garage could be converted to accommodate another vehicle if desired. Alternatively, this provides ideal covered storage for a boat or a jet ski and features doors opening to the waterfront. A number of water tanks are located at the property for water storage, plus the property also features a spear pump bore. Vacant and ready to inspect, 34 Warana Avenue, Steiglitz is a rare property opportunity to secure a waterfront property in a coastal village setting. Inspect this one or you will be sorry.

Features include:-  
• 149m<sup>2</sup> of waterfront living positioned on a level 964m<sup>2</sup> lot with seabed lease for pontoon  
• Coastal cottage featuring 3 bedrooms, kitchen, dining and living rooms, double car accommodation and a magical undercover alfresco area overlooking the water  
• Two bedrooms on the upper level including the master bedroom, bathroom and study  
• Ground floor features a bedroom, living area, kitchen and bath/laundry and a large storage area  
• Updated ground floor kitchenette featuring soft close cabinetry  
• The mid-level of the property features a kitchen, a large open plan living area, dining and the large under cover alfresco area  
• Fully renovated main bathroom, with floor to ceiling tiles, walk-in shower, toilet and vanity  
• Hardwood flooring throughout the dwelling  
• Laundry located in main bathroom  
• Two car accommodation, 1 lock up garage and 1 carport, workshop attached to single garage which could be converted to another garage space  
• Large undercover alfresco area overlooking water with café blinds  
• Secure jetty with pontoon for private use  
• Solar panels  
• External shade louvres  
• Electric hot water storage  
• Multiple water tanks plus spear pump bore  
• Roof recently replaced

Conveniently located:-  
• 600m to Woongoolba Bowls Club  
• 700m to Cabbage Tree Point boat ramp  
• 5.2 km to Woongoolba State School Catchment (Primary within catchment)  
• 14.6 km to Ormeau Woods State High School (Secondary within catchment)  
• 15.5 km to Livingstone Christian College (Prep – 12)  
• 15.7 km to Toogoolawa School (Special Non-Government School)  
• 13.7 km to Mother Teresa Primary School  
• 14.9 km to LORDS (Prep – 12)  
• 14.1 km to Ormeau Village Shopping Centre & Coles  
• 17.1 km to M1 North on ramp  
• 16.8 km to M1 South on ramp  
• 15.5 km to Ormeau Train Station  
• 17.8 km to Bunnings Pimpama

Contact Morgan Oliver, your trusted Steiglitz Real Estate specialist at JMO Property Group today on (07) 5517 5282 or [morgan@jmoproperty.com.au](mailto:morgan@jmoproperty.com.au) to register your interest.

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