

**36 Warana Avenue, Southport, Qld 4215**



**House For Sale**

Thursday, 4 January 2024

36 Warana Avenue, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 850 m2**

**Type: House**



Adam Sadler  
0413203454

## Auction

Auction Location: In Rooms - TAFE Robina Campus, The Anna Rose Room Presenting a prime opportunity for those seeking ample space and a strategic location, this 3-bedroom, 1-bathroom home is set in a tranquil Southport cul-de-sac. Ideal for growing families, this property boasts a substantial 850sqm land size with significant development potential. Key Features:- 3 bedrooms, 2 with built-ins- Massive 850sqm block- Private backyard, great for expansion- Large tool shed- Established gardens- Near Middleton Reserve- Close to public transport & schools- Open-plan kitchen and dining- Convertible 4th bedroom- Single car carport + 2 outdoor spaces- Covered patio- Air conditioning in kitchen and lounge- Well-maintained front yard Approximate Distances:- TSS Private School: 2km- Surfers Paradise: 7km- Ferry Road Markets: 2.3km- Southport Park Shopping Centre: 1.8km- Australia Fair Shopping Centre: 4.1km- Chevron Island: 4.0km- Southport CBD: 3.8km- Beach & Broadwater: 6.0km Owners motivated to sell. Don't miss out on this opportunity. Auction Venue: In Rooms - TAFE Robina Campus, The Anna Rose Room Date: Wednesday, 31st January 2024 Time: 6:00pm with registrations from 5:15pm Order of Sale: TBC closer to the date Price Disclaimer: This property is being sold by way of auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.