

# 4 Kalana Road, Aroona, Qld 4551

## House For Sale

Thursday, 13 June 2024



4 Kalana Road, Aroona, Qld 4551

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 635 m2**

**Type: House**



Trevor Jones

0488999156

## Contact Agent

Beautifully located in the heart of the Sunshine Coast, this 635m<sup>2</sup> lot was purchased when the land was first released almost 40 years ago. In addition to wonderful memories created, the owner has built a solid home and added a freestanding, oversized double garage. Regrettably it is time to move on and this has created a rare opportunity for a new family to establish a life in this outstanding, heavily sought after, growth area. We love everything about this home and welcome your enquiry!

The Home- Low Maintenance Rendered Brick and Colorbond Construction- Traditional 4 bedroom home with large freestanding Garage- Good Sized Family/Living Area with separate dining- Split System Air Conditioning in the main living Area- Fans to all living zones and bedrooms- Centrally located modern Kitchen with loads of bench area- Generous Fridge Bay- Master bed with Ensuite- Bathroom with Separate Toilet- Private Study niche- Dedicated Laundry with outdoor access- Private rear Outdoor Alfresco.- Separate Double Lockup garage with remote doors- Solar Hot Water System- Solar Electricity System- Sizeable yard with established fruit trees and gardens- 3m x 3m Garden Shed at rear of property- Fully fenced and pet friendly

The Site- 635m<sup>2</sup> of useable land- Close walking distance to parks, shopping and amenities- Well-established, friendly neighbourhood- Surrounded by quality family homes- Close to schools and Medical Centres- Town water, sewer and underground power- Efficient NBN and Internet Connections

The Location- 15 minutes' walk to Balingier Beach- Less than 2km to Dicky Beach- 5 minutes' drive to Moffat Beach and Café Precinct- 900m to Woolworths, shops and eateries- 10 minutes to the New Kawana Hospital- Easy access to Kawana Shopping Centre and Sunshine Plaza- 25 minutes to Sunshine Coast Airport- Just an hour to Brisbane Airport & the CBD

Contact Trevor on 0488 999 156 to make your enquiry today. Property Code: 10789