

45/10 Melody Court, Warana, Qld 4575



Villa For Sale

Thursday, 23 November 2023

45/10 Melody Court, Warana, Qld 4575

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Villa



Ben Sarkissian
0423003003

Offers Over \$595,000

This sought-after two bedroom Atrium villa has been lovingly cared for and maintained, making it the perfect home for retirees, investors, or first-home buyers. 45/10 Melody is primed, ready, and waiting for a lucky buyer to move in and enjoy. Experience year-round comfort in the home's north-facing living area, made unique by its light and airy atmosphere. Or, if desired, relax outside in either of the two spacious outdoor entertaining areas. The centrally located Atrium ensures that natural light is abundant throughout, and with direct access from the kitchen, entertaining is a breeze. If you like to potter around in the garden but hate mowing lawns, this is the home for you. There is also the bonus a water tank to ensure your plants do not go thirsty. Each spacious bedroom has built-in robes, bay windows, classy plantation shutters, ceiling fans, and a perfect view of the backyard entertainment area. An exquisite, near new kitchen showcases a gleaming splashback and ample overhead cupboard space, all within a well-lit and spacious culinary environment. The updated bathroom boasts a double vanity, floor-to-ceiling tiles, and a modern shower screen. Additional features include ducted air to keep you cool as summer approaches and a solar system to offset your electricity all year round. Also noteworthy is the separate laundry area, contributing to the overall appeal. The Palms is a highly sought after and pet friendly complex with low Body Corporate fees, all in a premium location. This first rate villa is just a stone's throw from the water's edge and a short stroll from shops, transport and medical facilities and Warana Beach. Ben Sarkissian is available 7 days a week so call him NOW for more information or to arrange a private inspection.