

**6/31 Warne Terrace, Caloundra, Qld 4551**



**Apartment For Sale**

Saturday, 3 February 2024

6/31 Warne Terrace, Caloundra, Qld 4551

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Yianni J. Mooney  
0420300977

## Auction

Yianni Mooney Property proudly presents to the market 6/31 Warne Terrace, Caloundra. Make no mistake – this will be sold before or at Auction. Don't dream any further - your opportunity is here now to secure prime blue chip real estate. Without doubt, this is one of the Sunshine Coast's most desirable and premier locations, offering that perfect coastal lifestyle – absolute waterfront, no roads to cross, convenient central position. Nestled perfectly, and centrally placed between two of the most pristine and iconic beaches in this Queensland southeast beachside hub, this two bedroom, two bathroom apartment showcases magnificent water views directly over the Pacific Ocean, the turquoise waters of stunning Pumicestone Passage, the crisp white sands of Bribie Island, and then further out to Moreton Island. You can even catch whales and dolphins frolicking in their migratory season. With a bird's eye view over the southeast coastal shipping lanes, where you see cargo liners and cruise ships constantly coasting by, and the Coastal boardwalk that hugs the coastline from Golden Beach, around through Kings Beach and Moffat Beach, this prominently placed boutique complex is the perfect beach lifestyle. For the first time offered to the market in over 23 years, this rare opportunity features an open plan living and dining area, with plenty of natural light and windows to catch those wonderful ocean breezes. Enjoy entertaining family and friends from the central kitchen hub, where you can cook and enjoy those magnificent views, showcased directly from your very own private balcony - be sure to take in those wonderful every morning views all year round. Both bedrooms are generous in size, with the master bedroom boasting ocean views, a private en-suite and a walk-in robe and is conveniently positioned separately from the second bedroom. A separate laundry and secure undercover garaging for one vehicle with dedicated storage, complete this residence. To be sold fully furnished. Purposely built to capitalise on an easy walk for residents to Caloundra's favourite destinations and local amenities, including the beachfront esplanade shopping strip, cafes, restaurants, surf club and Caloundra CBD. The unique combination of accessibility, tranquillity and ambience offers the kind of holiday or permanent lifestyle that most only dream of. One of Caloundra's tightest held residential addresses, 'Chiswell Place' features a sparkling in-ground swimming pool and outdoor entertaining area for residents' exclusive use. The complex also features beautifully manicured gardens and secure parking. This is low maintenance living at its best. Leave your car at home. Take a leisurely stroll down to any number of local cafés for a great coffee and make your way to down to the beach, or head down to family parks, BBQ areas, gourmet restaurants and shopping precinct - all just moments away. Whether you are looking for the ideal holiday apartment or a fantastic lifestyle, this enviable location provides an excellent investment opportunity - this has to be on your bucket list for 2024. Lock-and-leave holiday residence or lucrative property - enjoy this wonderful beachfront lifestyle. Don't be the one driving past in 12 months' time and wonder, if only. To be sold at Auction. What we love about the property: - Absolute waterfront – no roads to cross - Caloundra's Golden Triangle - Breathtaking views – prime real estate - Tightly held - first time offered to the market in over 23 years - Small boutique apartment complex – 11 residences - Open plan layout – two bedrooms, two bathrooms - Well-appointed kitchen – great storage and bench space - Walk in robe to master, with en-suite - Additional bathroom - Sparkling inground pool and outdoor entertaining area - Secure car accommodation – additional lockup storage space - Perfect holiday home, private residence or investment - Leave your car at home – walk to everything - To be sold fully furnished - Solid addition to any property portfolio - Walking distance to cafes, restaurants, Caloundra CBD - 15 minutes\* to the Sunshine Coast University Hospital - 25 minutes\* to the Sunshine Coast Airport - 60 minutes\* to Brisbane International Airport Should you require any further information, please call Yianni on 0420 300 977 AUCTION – On-site Thursday 29 February at 5.30pm\* approximately

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.