

# 276/6 Melody Court, Warana, Qld 4575

## Apartment For Sale

Wednesday, 3 July 2024



276/6 Melody Court, Warana, Qld 4575

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Craig Arkell



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## Guide from \$595k

Welcome to your dream coastal retreat in the highly sought-after Palms complex at Warana. This immaculate private villa, situated in a quiet cul-de-sac with only one neighbour, offers the perfect blend of modern elegance and serene living, just moments from the water. Step inside to discover a beautifully renovated home, adorned with high-quality finishes and cool coastal colours. The crisp, modern kitchen boasts ample bench and storage space, complemented by a convenient servery window, making it ideal for both everyday living and entertaining. The villa features two spacious bedrooms, each with built-in storage and plush carpets, ensuring comfort and style. The private, all-weather east-facing alfresco area is perfect for year-round enjoyment, surrounded by low-maintenance gardens and complete with a handy shed. Enjoy the convenience of a spacious garage with internal access, featuring brand new marine carpet, making it an ideal additional living zone. The property is equipped with a huge 6.66kW solar power system, fully air-conditioned interiors, ceiling fans, and security screens, ensuring your comfort and security throughout the year. With low Body Corporate fees of less than \$2,000 per annum, this villa offers exceptional value. You'll love the short stroll to local shops, transport, amenities, and the beach while being just a stone's throw from major shopping centres, hospitals, restaurants, and the Sunshine Coast Sports Stadium. Embrace the ultimate coastal lifestyle with this stunning villa in the Palms complex – where quality, comfort, and convenience come together in perfect harmony.

- Immaculate private villa with only one neighbour in a quiet cul-de-sac close to the water
- Extensive renovation throughout with quality finishes and cool coastal colours
- Crisp modern kitchen with ample bench and storage space plus a servery window
- Two spacious bedrooms with built-in storage and plush carpets
- Private all-weather east-facing alfresco with low-maintenance gardens and a shed
- Spacious garage with internal access and brand new marine carpet ideal as additional living zone
- Huge 6.66kW solar power, fully airconditioned, ceiling fans and security screens for year-round comfort
- Low Body Corporate fees of less than \$2,000 per annum
- Short stroll to local shops, transport, amenities and the beach
- Close to major shopping, hospitals, restaurants and the Sunshine Coast Sports Stadium

Embrace the ultimate coastal lifestyle with this stunning villa in the Palms complex – where quality, comfort, and convenience come together in perfect harmony. Please contact Craig and Sonia for more information. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.