

That's an error.

That's all we know.







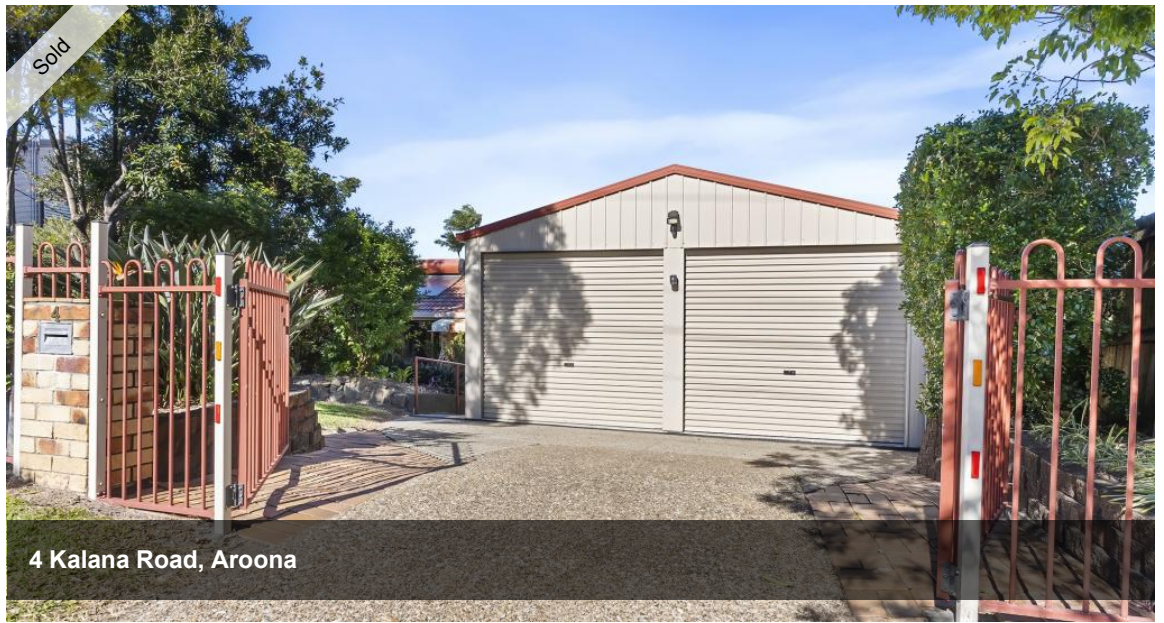












4 Kalana Road, Aroona



### RARE PURCHASE OPPORTUNITY – WONT LAST LONG

Beautifully located in the heart of the Sunshine Coast, this 635m2 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

4 2 2 635 m2

**Price** SOLD for \$865,000  
**Property Type** Residential  
**Property ID** 10789  
**Land Area** 635 m2

#### AGENT DETAILS

Trevor Jones - 0488 999 156

#### OFFICE DETAILS

Sippy Downs  
 Shop 2B/1 Chancellor Village  
 Boulevard Sippy Downs, QLD, 4556  
 Australia  
 07 5445 6500



- 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 Balinge 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.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*