

Sold



215 Nicklin Way, Warana



### SIMON SAYS... SOLD FOR A PREMIUM SALE PRICE

Ready to move in, this unique residence has style and character of its own. I would like to invite you to come view this property, it really has to be seen to be appreciated.

Tastefully refurbished throughout, this home would be ideal for a large family or the professional who is looking to operate a home based office / business.

Racked ceilings throughout the kitchen and living areas give this home a bright spacious feel and catch the cool afternoon sea breezes.

This proudly maintained home offers;

- 3 spacious bedrooms with built in robes, 2 bedrooms lead onto front balcony
- Downstairs guests bedroom with bathroom, potential conversion to office
- Spacious kitchen with timber doors, plenty of cupboard and bench space plus a dishwasher
- Bar / sunroom which has small alfresco dining area and leads out to the expansive timber deck
- Low maintenance backyard and gardens

No need to drive to the beach it's just 5 minutes walk to the waters edge Warana beach - voted by locals as one of the best beaches on the Sunshine Coast.

🏠 4 🌿 2 🚗 3 📏 570 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1176
<b>Land Area</b>	570 m2

#### AGENT DETAILS

Blue Moon Property Management  
- 07 5445 6500

#### OFFICE DETAILS

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



Ideally situated between 2 local shopping centres( The Fruit Shed and B Fresh market place), close to public transport, Quad park sporting centre, 2 minutes drive to Kawana Shopping centre 15 minutes drive to the Caloundra CBD.

"Don't say one day", view today you new lifestyle waits.

The Sustainability Declaration can be found by contacting the agent.

*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.*