



14 Langura Street, Warana

**Simon Birse**  
0410 443 109



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

Thinking real estate?? Call Simon today - A real estate agent who actually cares for his clients!

There's no need to drive to the beach - It's just at the end of the street!

Looking for a beach house to add your personal touch? Then here's your chance to secure your beach house at not much more than the price of land.

Brick & tile in construction, this classical beach home has potential written all over it.

Ideal for the entry level buyer eager to get their own slice of beachside paradise or the investor who is looking to secure a piece of blue chip real estate which will only increase as the years pass by.

- 3 bedrooms.
- Low maintenance level 555 M2 block.
- Double garage with automatic doors.

The covered patio has been enclosed to be utilized as a multipurpose room, office or sunroom.

Properties rarely become available in this quiet family friendly street and when they do they get snapped up quickly, just 7 doorsteps to Oceanic Drive and the beach access and kilometres of pristine uncrowded beach which stretches from Point Cartwright to Caloundra.

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Price	SOLD
Property Type	Residential
Property ID	1552
Land Area	555 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



Just a short walk to local shopping centre, across from local park with children's playground.

Handy to Kawana Shopping centre, Buddina surf club, handy to public transport, Kawana waters college and much more.

This home has loads of potential for future renovations, or start from the ground up and build your dream beach house - either way you can't lose.

With beachside land in short supply on the Sunshine Coast, you can't go wrong with an investment in this location, location, location.

*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.*