

That's an error.

That's all we know.



















### WHEN SIZE DOES MATTER – WARANA BEACH

5 2 3

When you sell with Simon - the service doesn't stop when the contract is signed!

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2449

I very much appreciated Simon's efforts with the sale and over the years.

#### AGENT DETAILS

He has kept in touch with me since we moved out of that property, keeping me informed about how property was performing in the area.

Blue Moon Property Management -  
07 5445 6500

So he was a natural choice when it came to choosing an agent to sell. I did check costs with other agents, and he was competitive and no hidden charges.

#### OFFICE DETAILS

I was hoping his experience in the area would assist with selling the property and it did!

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

Before the property went on the market he had a buyer in mind, and a contract was signed more or less immediately.



We had some issues with the purchaser's Solicitor, but he held my hand through all of that to a successful sale.

I would certainly recommend Simon Birse to anyone interested in buying or selling a property. I would certainly give him 5 stars on the google reviews site.

At last, a house on the beachside large enough to house the Brady bunch!

If you are looking for a property with a size, unique character and charm then I recommend you book to inspect this property today!

Double storey in configuration, this property can be easily adapted to cater for several buyer's situations.

Well designed with the beachside climate in mind offering high raked ceilings throughout the downstairs living catch the cool sea breezes which flow throughout giving this home a spacious, light filled open airy feel.

Well-presented throughout this home offers: 5 bedrooms + office

A timber staircase leads up to the top level which offers

- 3 bedrooms all with ceiling fans and built in robes.
- Covered veranda which spans the length of the upstairs level and can be accessed from bedroom 1 and the upstairs tv room.
- Generous sized main bathroom.

Downstairs offers:

- 2 generous sized bedrooms + office.
- Spacious well-appointed kitchen complete with stone benchtops, modern appliances and plenty of cupboard / bench space.
- Air-conditioned lounge/ dining which leads out to the inground pool area through bi fold doors.
- Generous sized main bathroom.
- Sparkling inground pool with waterfall feature and private tropical garden surrounds.
- Detached double garage plus undercover parking for a boat, caravan or extra vehicles.

Positioned in a quiet family friendly cul de sac position and just 4 minutes walk to the soft white sand at Warana Beach and kilometres of pristine uncrowded coastline which stretches from Pt Cartwright to Currimundi Lake.

Central to everywhere and ideally positioned between 2 local shopping centres, 3 minutes drive to Kawana shopping centre and the Kawana surf club.

Handy to the University hospital and medical precinct, Kawana primary & high school college.

Considering the extras this property has to offer - this property represents value for money and gives you plenty of bang for your bucks \$\$\$.

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