

That's an error.

That's all we know.







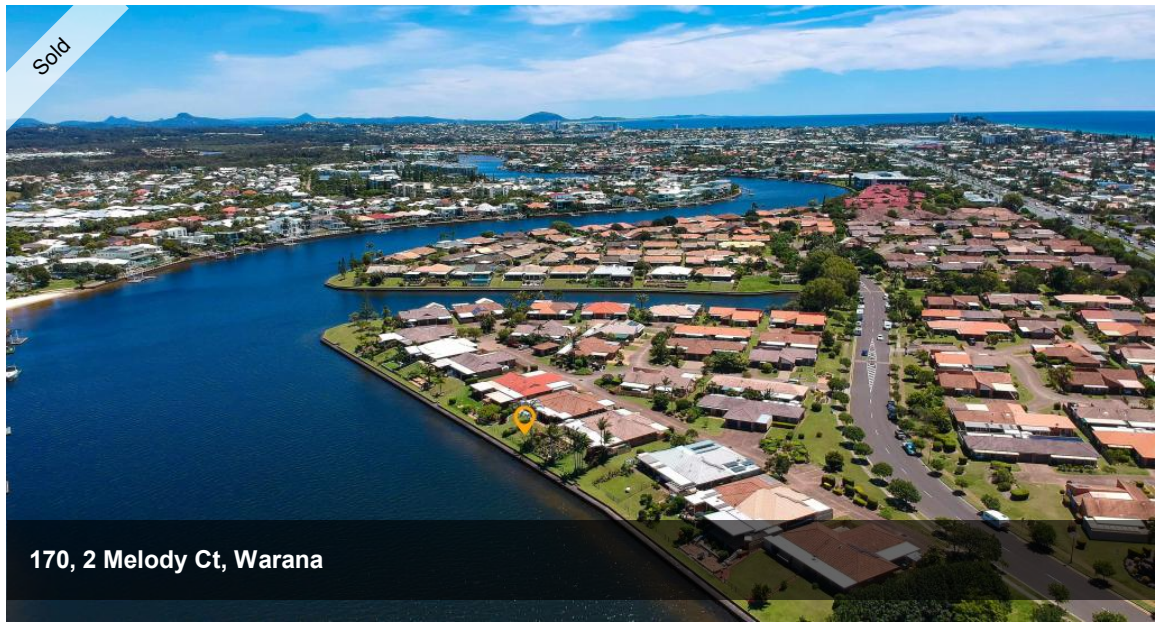












170, 2 Melody Ct, Warana



### ABSOLUTE WATERFRONT VILLA ON THE SUNSHINE COAST

Warana is the top performer for the Sunshine Coast's lifestyle market. This beautiful waterfront property is a perfect place to live in a beautiful lifestyle, 750 metres to golden beaches and many amenities. This beautiful home has three freshly painted bedrooms and is within walking distance to Double Bay's cafes and restaurant district. Just 5 minutes from the Sunshine Coast University Hospital and less than 10 minutes from the Sunshine Coast University. Properties have been selling fast, so our agents are booked solid. To book a property inspection for later in the week or this weekend, please call us today.

- Absolute waterfront with stunning views and cool breezes all year round
- Spacious lounge, tiled kitchen and dining area and sunroom
- Bright and breezy with plenty of natural light, freshly painted
- Ceiling fans throughout and reverse cycle air-conditioning
- Low maintenance fully fenced backyard, pet friendly
- Carport and open parking bay, walking distance to local amenities
- Rates \$2180 per year - Body Corporate fees \$1985 per year
- Rental appraised at \$600 per week

The seller's instructions are clear: this property will be sold, and all offers are welcome!

*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.*

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**Price** SOLD for \$710,000  
**Property Type** Residential  
**Property ID** 4998

#### AGENT DETAILS

Stephen Colasimone - 0413 416 952

#### OFFICE DETAILS

Nambour  
 5/38 Anne Street Nambour, QLD,  
 4560 Australia  
 0754411749

