

Sold



245, 4 MELODY CT, Warana



## Serenity haven

"The Palms", Kawana's highly sought after freehold duplex offers some fantastic opportunity to own a slice of sunshine coast lifestyle

This quiet and well maintained complex is positioned just a stone's throw to riverside walkways, long white sandy beaches, local shops, public transport and the Kawana shopping centre with its new Gold class cinemas. It is also minutes away to the new University hospital precinct.

Well-presented throughout this 2 bedroom villa has all the creature comforts for comfortable and minimal maintenance living. The bedrooms feature built-in robes, ceiling fans and bay windows for extra size and light. A modern kitchen that is functional and joins the large living space to be open and bright. The spacious covered patio and garden courtyard is ideal for a small pet and there is an established nice garden with a shed for extra storage.

Further information

Body Corporate \$ 924pa

Council fees \$1215pa

Water approx \$290pq

Insurance \$ 125pa

 2  1  1  188 m2

|               |             |
|---------------|-------------|
| Price         | SOLD        |
| Property Type | Residential |
| Property ID   | 2356        |
| Land Area     | 188 m2      |
| Floor Area    | 92.90 m2    |

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
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Potential rental \$ 360pw

This villa will ideally cater for a number of buyer's needs – whether you're an investor looking for a low maintenance easy to manage investment or for that special place you would like to call home offering secure low maintenance living.

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