



## FOR SALE

### LOCATION LOCATION LOCATION

Walk out your front door at 1/3 Benalla Street and within one minute your feet will be sinking into the sand dunes of Warana beach.

A short walk, or an even shorter drive, takes you to shops, cafes and the Kawana Surf Club and patrolled beaches, and one of the Sunshine Coast's biggest shopping centres, Kawana Shoppingworld.

Close to schools and just a few turns off the Nicklin Way arterial hub making getting to work easy or work from home and lapping up the beach-side lifestyle.

At home in this three-bedroom, two bathroom duplex, the fully-fenced yard offers plenty of space for outdoor living and privacy.

When you can't hear the waves breaking or smell the salt in the air, the shutters lining the windows on the covered patio and entertaining area act as a reminder of the coastal setting. Inside the neutral colour palate and fittings offer a modern feel.

With windows on three sides, the spacious master bedroom is filled with light and features a walk-through wardrobe to the ensuite.

Timber venetian blinds offer privacy throughout the home and ceiling fans will keep the air flowing

Set in a quiet street this home offers undercover and off-street parking.

There is scope to put your own stamp on your new home, especially in the kitchen and outdoor living area.

With low body corporate fees and an unbeatable location, who could resist.

Considering price and location 1/3 Benalla Street will not be around long Call Today !

3 BED | 2 BATH | 1 CAR

#### PRICE:

OFFERS OVER \$360,000

#### OPEN FOR INSPECTION:

N/A



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Floor plan is for illustrative purposes only, subject to variations and not to exact scale. Areas are approximate only and are subject to change. Furniture not included. Buyers should make their own enquiries and consult the identification plan in the disclosure documents for further details. Floor Plan drawn by iPhotorealestate.



## 1/3 Benalla Street, Warana

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.