



FOR SALE

RELAX TO LOW MAINTENANCE LIVING WITH DIRECT WATER VIEWS

You will not find a better place to put your feet up, relax and enjoy unobstructed direct water and parkland views overlooking the canal waterway.

Well-presented throughout this 3 bedroom 'Bijou' design villa has been proudly maintained, well presented throughout and is ready for you to move into today.

Entertaining will be a breeze in the well-appointed galley design kitchen which leads out to the private courtyard and covered outdoor entertaining area which offers a Northerly aspect, an ideal place to have breakfast or sit back and take in the water views.

Two of the three bedrooms feature bay windows and built-in robes. If you are looking for extra space the 3rd bedroom can easily be utilised as a large office or 2nd living area.

There is a double carport large enough to easily park 2 vehicles or enough space for a car & boat / caravan.

Walk across the road to the local shopping centre, restaurants / eateries and public transport. Just 3 minutes' drive to Kawana shopping centre and 8 minutes' drive to Kawana university hospital.

"The Palms" complex is one of Kawana's most sought after FREEHOLD villa's marketed to over 50's offering low body corporate rates and no expensive exit fees. Make the move today, your new low maintenance waterside lifestyle is waiting.

3 BED | 1 BATH | 2 CAR

PRICE:
\$529,000

OPEN FOR INSPECTION:
N/A



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CANAL

PARK

148/2 MELODY COURT WARANA

ROOM SIZES

BED 1:
3750X3300

BED 2:
3750X3750

BED 3:
5050X3200

LOUNGE/DINING:
5300X4150

KITCHEN:
2900X2330

BATHROOM:
2100X1800

TOILET:
1500X1000

CARPORT:
7100X6600

OUTDOOR ENTERTAINING:
10000X5000
(COVERED AREA
10000X3700)

PARK & CANAL:
NOT TO SCALE

Indicative only. Dimensions are approximate. We do not guarantee the accuracy and interested parties should undertake their own investigations.



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.