



**SOLD**

## QUIET - LOW MAINTENANCE LIVING - CLOSE TO ALL AMENITIES!

Make sure you put this villa at the top of your must inspect list!

Tucked away out of the rat race- yet positioned just a stone's throw to riverside walkways, local shops, medical centre, public transport and all your everyday conveniences, there's also a mini bus service which will take you from the complex to Kawana Shopping Centre.

Well-presented and proudly maintained throughout, this Cosy cottage design villa has all the creature comforts for comfortable living.

The bedrooms are generous in size and feature tiled flooring, built-in robes & ceiling fans.

For extra space the former garage has been converted into extra living or can easily be utilised as a large office, 3rd bedroom for guests or a tv room.

Entertaining will be easy in the refurbished well-appointed galley style kitchen which offers plenty of cupboards for storage.

Enjoy a Summer BBQ with family and friends in the spacious covered patio and private garden courtyard this villa has no neighbouring property at the back offering extra privacy.

The carport offers covered, secure parking for 2 vehicles if needed.

"The Groves" Minyama's is one of the most sort after FREEHOLD complexes on the Sunshine Coast which offers one of the lowest body corporate fees.

Ideal for an investor or a great opportunity for the buyer who has reached a time in life where they wish to sit back and enjoy low maintenance living or looking for a secure place to call home when not travelling in the Winnebago?

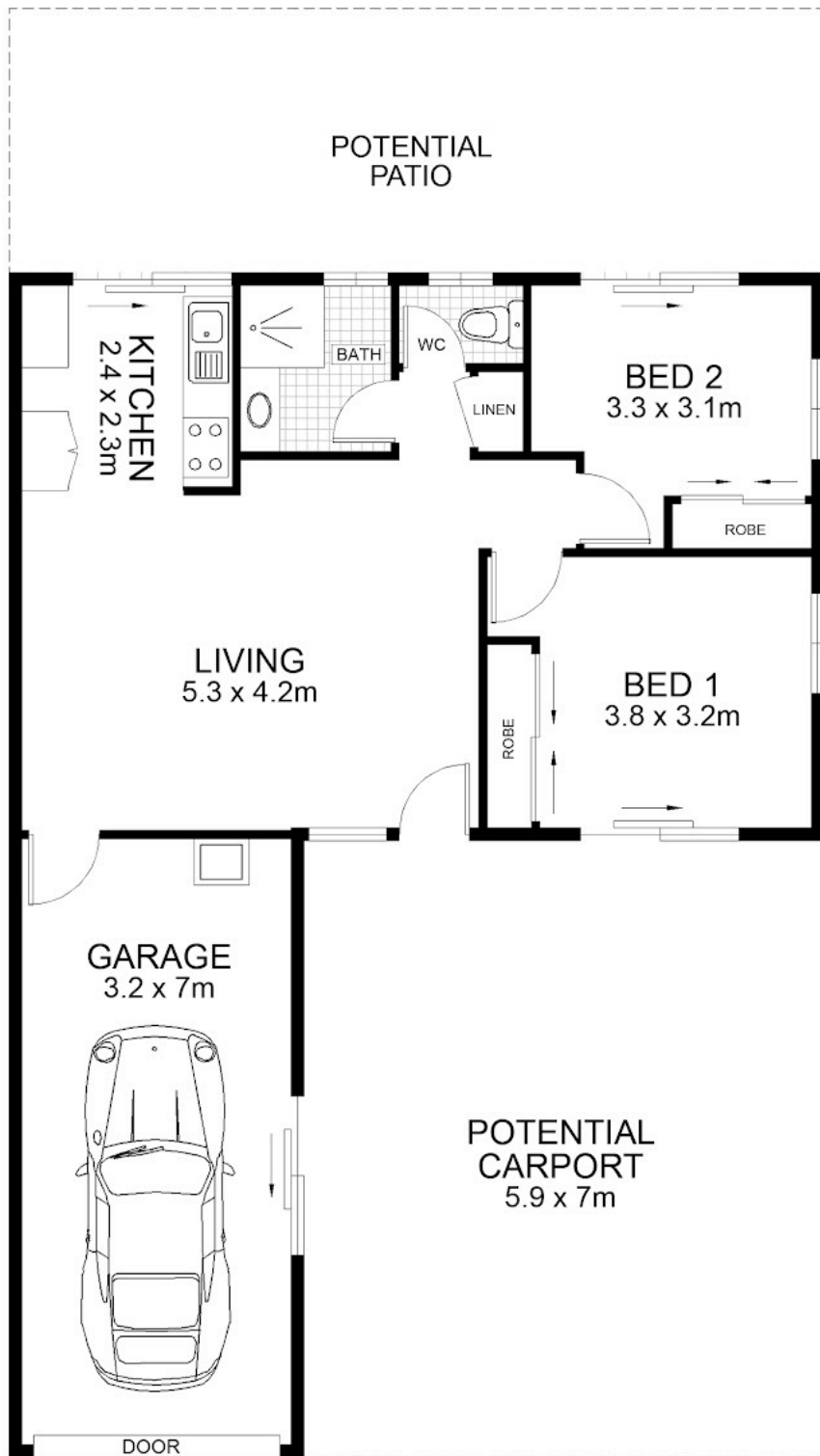
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$510,000

**OPEN FOR INSPECTION:**  
N/A



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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.

that you instruct your own surveyor to carry out an independent investigation of the property prior to relying on the accuracy and completeness of this plan. Floor Plan presented by The Floor Plan Specialist. [www.thefpspecialist.com.au](http://www.thefpspecialist.com.au)

TOTAL : 153m<sup>2</sup> 

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