



**SOLD**

## THIS WONDERFUL HOME IS UNDER CONTRACT

This is your chance to secure a comfortable, spacious and contemporary family home within a sought-after beachside community while being just a few moments walk to one of the best beaches on the Sunshine Coast

A wide range of eager house-hunters will be drawn to the peace and privacy this prized location has to offer along with the absolute convenience that comes with being just moments from schools, parks, shops and a host of amenities. Be it a family looking for that level beachside family home or someone looking for high returns from the Airbnb market, this home has potential at every turn.

From the moment you step inside, you will be struck by the abundance of soft natural light that floods the functional floorplan. Everyday life will revolve around the open kitchen, dining and living room with easy-care tiled floors, soft muted colour tones and direct access to the outdoor entertaining area.

For those who love to cook, the kitchen will be a dream come true with sweeping benchtops, a tiled backsplash and a suite of stainless steel appliances including a gas cooktop. Here, you can prepare a gourmet feast for friends and family before moving outside to the expansive 5x10m pergola with an outdoor sink, ample space for your next Sunday get-together and views over the fully fenced and level backyard.

The three bedrooms are neatly organised along the rear of the home with two offering built-in robes and all enjoying easy access to the bathroom with a separate bath, shower and water closet. A study is set on the opposite side of the layout and could easily be transformed into a fourth bedroom, depending on your needs.

A wonderful home and just a short level walk to the beach. A must to inspect.

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

**PRICE:**  
\$1,090,000

**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.  
 Buyers should make their own enquiries and consult the identification plan in the disclosure documents for further details. Floor Plan drawn by iPhotorealstate.



## 15 Balyata 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.