



**SOLD**

## RESIDE TO LOW MAINTENANCE LIVING

Well positioned in 'The Groves' estate Minyama, this lowset, well maintained villa will be ideally suited to downsizers, retirees and investors alike.

With easy access to Kawana Shopping World and cinemas, beaches, the new Sunshine Coast Hospital Precinct and public transport nearby, you start to understand why The Groves is so popular. In fact, leave your car at home as you can easily walk to the local shops, restaurants, Kawana hotel, medical centre and more.

This home boasts 2 generous size bedrooms both with built-in wardrobes. The original garage has been converted into what can be used as a 3rd bedroom, office or multipurpose room.

Both kitchen & bathroom feature the original décor which has been well maintained throughout. Air-conditioned lounge and dining area.

Features & benefits for the home occupier.

- Large undercover outdoor entertaining area with North aspect.
- Private low maintenance courtyard with garden shed.
- Double carport.
- Off-street visitor parking.
- Pet friendly complex.
- Low body corporate fees and no exit fees.

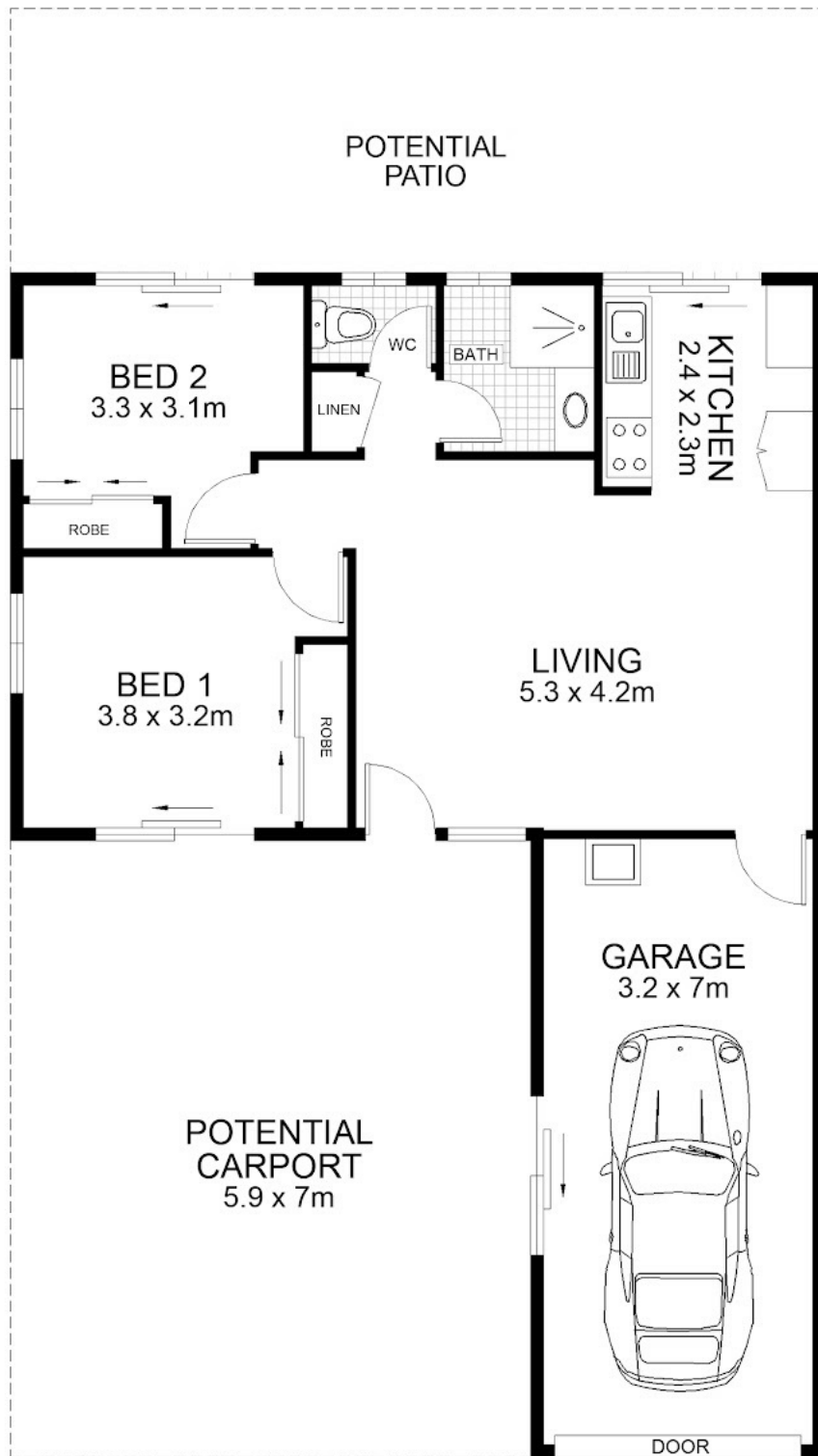
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$535,000

**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> 

The Groves, Cosy Cottage Design  
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