

LEASED

40 Balyata Street, Warana



## Beachside dreamer!

Beachside of Nicklin Way, within an easy stroll to the beach, is this delightful lowset classic Warana home on a fully fenced 546m2 block, offering a wonderful relaxed lifestyle in one of the most popular Coast locations.

Well presented, the home is complete with three bedrooms, modern kitchen and bathroom, two separate living areas, expansive alfresco entertaining area, inground pool, and covered parking for 2-3 vehicles, including boat/caravan. Features include: stainless steel appliances and splashback in kitchen, ceiling fans, air-conditioning in master bedroom, fabulous games room (or additional bedroom) & security screens.

The poolside entertaining area is the perfect venue for celebrations and social occasions, all year around. Just think, you could host Christmas lunch this year at your house! Spend the morning at the beach, and then home for fresh seafood, champagne and Christmas cheer by the pool!

 3  1  2

### Property Type

Rental

### Property ID

824

### Agent Details

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### Office Details

Code Property Group  
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**code**  
PROPERTY GROUP

Low maintenance gardens with tropical palms frame the home, there is minimal effort required to look after this property inside and out; hence, the popularity of this style of home over time. From here you can walk to the beach (including dog friendly stretch) in less than five minutes, local shops and parks; major amenities such as shopping centres, schools and the health/hospital hub at Birtinya are in close proximity, and you access the Sunshine Motorway is within approximately 7 minutes.

What we love!

- Beachside opportunity beckons brightly
- Lowset, easy care home on 546m<sup>2</sup> block
- 3 bedrooms, 2 separate living areas
- Modern kitchen with s/steel appliances
- Alfresco patio overlooking i/ground pool
- Covered parking for 2-3 vehicles
- Low maintenance gardens, fully fenced
- Walk to beach, local shops, and parks
- Close to: hospital precinct, schools
- Superb buying in sought after area
- Act quickly, or it will be too late!

**\*\*Booking an open home is essential**

**\*\*Pets may be considered, pending owners approval**

**\*\*Property is water compliant, tenants to pay full usage**

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