

# AMBER WERCHON

PROPERTY · PEOPLE



## 18 Birubi Street Minyama QLD

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Amber Werchon Property presents to the market, 18 Birubi Street, Minyama. This modern, low-maintenance deep waterfront home presents an exciting opportunity for those looking to enter this exclusive waterfront precinct.

The home is privately appointed from both the street front and waterside, creating a sanctuary for its very beneficial residents! It is an ideal family home sprawled out over one level with a self-contained room for family or guests.

The guests' entrance is through the courtyard which also features a large in-ground pool whilst the main entry opens directly into the open-plan living zone capturing fresh canal breezes with fantastic cross ventilation. Finished in light neutral tones, the residence has been freshly painted throughout and epitomises laid-back coastal living. The kitchen is well appointed as the hub of the home in the

**Price** : Inviting Low/Mid \$2M Buyers  
**Land Size** : 741 sqm  
**View** : <https://www.amberwerchon.com.au/8013057>



**Steven du Preez**  
07 5430 0888



**Amber Werchon**  
07 5430 0888

<https://www.amberwerchon.com.au>

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ARTIST'S IMPRESSION ONLY: Every effort has been taken to ensure the accuracy of this floor plan's measurements and areas; however, measurements are approximate, and no responsibility is taken for any error or misrepresentation made by the artist. No guarantee is offered, and the use of this floor plan is for illustrative purposes only.

18 Birubi Street, Minyama

INTERNAL - 193 SQM  
EXTERNAL - 175 SQM  
GARAGE - 72 SQM  
TOTAL - 440 SQM