

AMBER WERCHON

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83 Nicklin Way Warana QLD

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Amber Werchon Property presents to the market, 83 Nicklin Way, Warana; this immaculate brick and tile classic on a fully fenced 546m² block, on the eastern side of the Nicklin Way, just a short 5 minute stroll to miles of pristine sand and surf, including dog friendly beach.

Across the single level, the home comprises three bedrooms, one bathroom, central kitchen with adjacent dining area, formal lounge, north-facing covered patio, separate laundry, and drive through carport - it is the perfect size for a couple or small family, with potential to extend/rebuild and/or run a home business from with fabulous branding exposure.

Exceptionally neat and tidy inside and out, it has been

[For full version visit the website](https://www.amberwerchon.com.au)

Type : House
Price : New To Market
Land Size : 546 sqm
View : <https://www.amberwerchon.com.au/8178306>

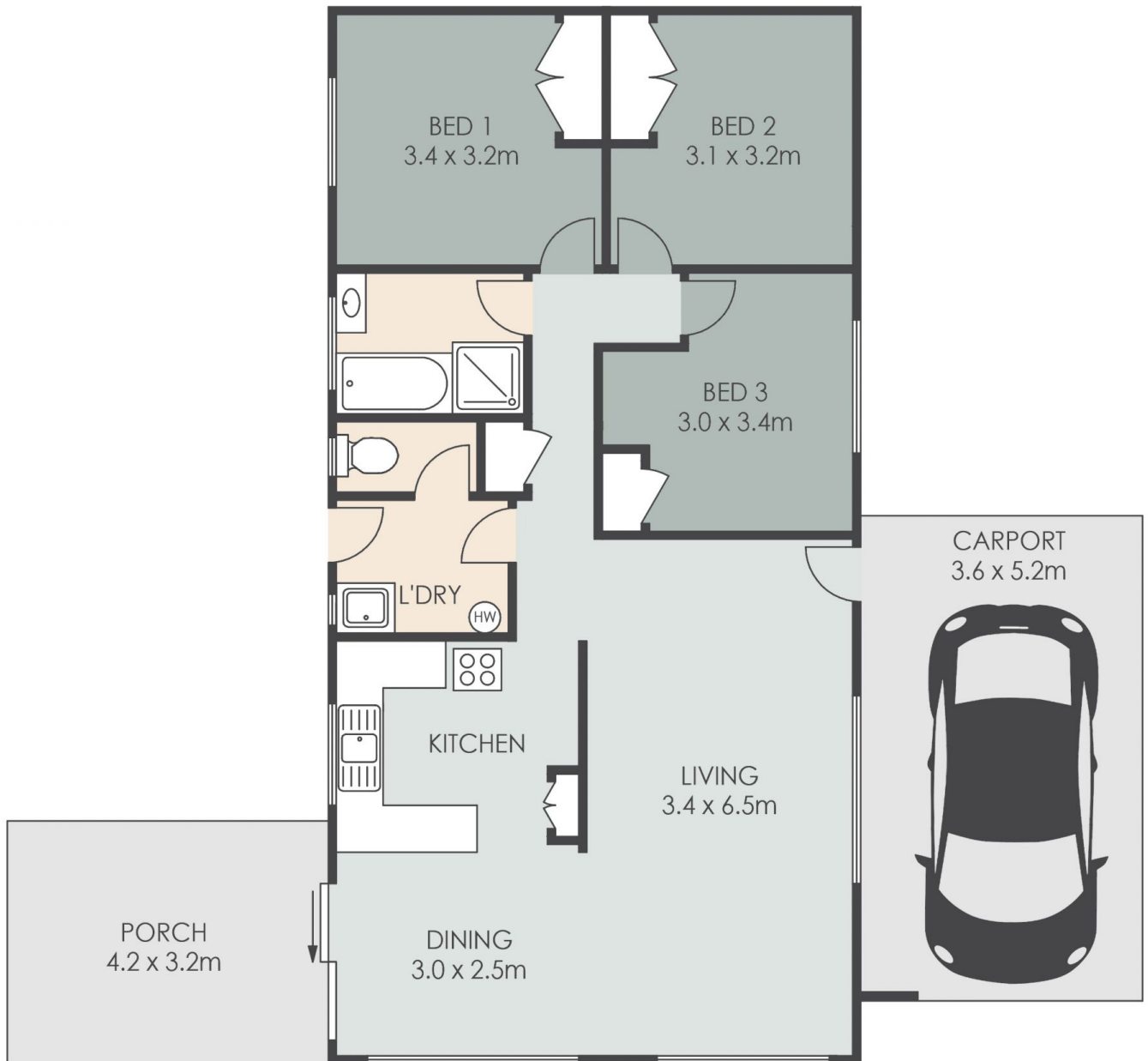


Todd Forrest
07 5430 0888



Terri-Anne Murray
07 5430 0888

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



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83 Nicklin Way, WARANA

INTERNAL: 88m² EXTERNAL: 34m² TOTAL: 122m² LAND: 546m²

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser www.fratterphoto.com

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