

Sold



Unit 17/1 Grenada Way, Kawana Island



SOLD

3 2 2

**Price** SOLD for \$530,000  
**Property Type** residential  
**Property ID** 107  
**Office Area** 0  
**Floor Area** 179 m2

#### Agent Details

Leanne King - 0439910235

#### Office Details

The Property League  
07 5476 3579

THE **PROPERTY**  
LEAGUE

- Very Large Ground floor Unit
- Lift access direct to basement
- One of the Lowest B'Corp Fees
- Spacious and peaceful outlook
- Large stylish tiles throughout
- 2 split system air-conditioners
- New paint, carpets and screens
- 3 Large bedrooms all with built ins
- 2 Bathrooms with spa bath in main
- 2 Secure car spaces in garage below
- 2 Massive north facing balconies
- Private and gated Southern entry
- Large Walk in Robe off Master
- Large Ensuite off Main Bedroom
- Tenanted in place and happy to stay
- Opp water, park & convenience store
- Opposite 2 very popular Restaurants
- Tennis, lap, lagoon, spa pool & gym
- Bike/water craft storage and sauna
- Centrally located and safe location
- 5 mins to hospital & shopping centre
- 5 mins to cinemas and surf beach
- 2 mins walk to bus stop to shops
- Quick and easy access to H'Way

- No holiday letting or short term
- approx 80% Owner Occupiers

Its so convenient and handy with this very large ground floor apartment leading directly to ground level from northern side and has to be the best value around with a pleasant and private outlook! It is located on one end of the complex making it more private and spacious then most and has lift access from the basement to your front door and has one of the lowest body corp fees in the whole complex. This very neat and stylish apartment has so much to offer with its very large living areas and extra windows and side balcony creating more light and air throughout with 2 massive north facing balconies offering a lovely leafy, private and peaceful outlook. With an ample sized master bedroom, walk in robe and huge ensuite with double vanities you could be excused for thinking you are in a house! There is great separation between the main bedroom located on Northern side of the Apartment and the other 2 bedrooms that are at opposite ends with large glass doors that can be opened up providing more light and air flow off the separate private gated balcony on southern side or front entrance. The main bathroom also has a relaxing spa bath as well as shower and the toilet is totally separate from the bathroom and the separate laundry opposite offers ample storage space.

Security Screens are on all bedroom doors and off all balconies for that added peace of mind but the complex is fully fenced and very safe and secure. It definitely provides great cross ventilation being an end unit with the extra windows and balcony. 2 Split system Airconditioners have recently been installed and new carpets are in all 3 bedrooms with a fresh paint throughout. It also has larger and usual tiles laid throughout all living areas; kitchen, dining and lounge and they just look superb! There is a small balcony which can be handy for drying clothes on the western side, please note there is only tennis played courtside so no children allowed to play games, ride scooters or skateboards so usually it's quiet therefore providing alot of extra space and peace with good separation from Grand Parade.

The Body Corp Fees include everything from the building insurance, pest control, maintainence of the lovely surrounds and the upkeep of all the awesome facilities that are on offer with an Onsite Manager keeping it all in check and giving you peace of mind. There's a lap pool only a few metres from back door, bike and water craft storage is also conveniently near your front entrance and a full sized tennis court is out from your side verandah so there's no excuses here not to keep fit!

As well as the Lap Pool there's a large lagoon pool with Spa, large Gym with Overhead projector and sound system so you can listen to music or enjoy a movie while you work out, there's even a well organised book club located within so no need for gym memberships as there's also a sauna with convenient toilet and shower facilities for both male and female. Just over the road there is Double Bay Beach and Park so you can pop your Stand up Paddle Board in the lake, paddle your kayak or cycle or walk the 10 kilometres of trails around the Island which offer a few sandy stops and parks along the way!

If you aren't keeping fit you can relax and unwind at Mykies by the Bay or The Green Zebra just over the road and treat yourself to a lovely meal or enjoy tapas and a few drinks then its only a short stroll home.

**Leeward offers a great lifestyle and is a safe and secure place to live, totally fenced with remote control gate access with intercom system and space for 2 vehicles in the lock up garage directly below. You have lift access to your door or it is just a quick walk up the stairs with additional side steps from basement.**

**The new Hospital and Health Precinct is only 5 minutes away but far enough away not to be disturbed by sirens and choppers throughout the night. The new Gold Class Cinemas are now at Kawana Shopping World and is only a few minutes drive away or there is a bus stop just a short walk away which will take you to the shopping centre. Water access is directly opposite from Double Bay Beach which leads to the Pacific Ocean. It's only a few minutes drive if you want to catch a few waves and Mooloolaba Beach is only 7 minutes away. This complex is in hot demand and would never sit empty, many people want to live the Leeward lifestyle and enjoy the safety of Kawana Island with its very handy and central location. There's also a convenience store opposite so handy if you need last minute items or want to stroll over and buy the paper, you will want for nothing as everything is just on your doorstep!**

**Also it offers quick access to the Bruce Highway and you can be at the Brisbane Airport in approximately one Hour. Call Leanne now to arrange a private inspection as this is the best value ground floor apartment for its size and you'll love the layout and privacy. No holiday letting is allowed and approximately 80% are owner occupiers, that speaks for itself so if you are after a great value very large and spacious ground floor unit with straight ground floor easy access this one needs to be viewed. Buy now and move in down the track as great tenant who is happy to stay on as just loves it at Leeward and the wonderful lifestyle that Kawana Island offers!**

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