



Unit 44/1 Grenada Way, Kawana Island



PRIVATE POSITION...TOP FLOOR WITH NO-ONE ABOVE!!

3 2 2

Price SOLD for \$560,000
Property Type Residential
Property ID 111
Office Area 0
Floor Area 180 m2

Agent Details

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Office Details

The Property League
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THE **PROPERTY**
 LEAGUE

- Tropical Resort Pool and pleasant outlook
- Top Floor Unit so peace and quiet above
- No neighbours directly opposite only Gym
- 2 very large north facing balconies 48 M2
- Safe and secure complex with intercom
- Fully ducted airconditioning throughout
- Central but private position in Complex
- Bonus square shaped balcony on Entry
- 3 large bedrooms with built ins and fans
- Master bedroom has large walk in robe
- Ensuite has spa bath and double vanities
- Unique bonus balcony southern entry
- Remote control blinds off living and main
- Remote control lock up garage / shed
- Lagoon and lap Pool with heated Spa
- Gym below so save on memberships
- Sauna, tennis, bike/watercraft shed
- Quick access to the Bruce Highway
- Only 5 mins to Hospital and Beach
- Only 5 mins to Shops and Cinemas
- Less than 10 minutes to Mooloolaba
- Just over 1 hour to Brisbane Airport
- High percentage of Owner/Occupiers

This top floor unit at Leeward Apartments is sure to impress as it has 2

large north facing balconies and set in a private area overlooking the gym so no units directly opposite but a lovely pleasant view to your left over the Pool, Spa and tropical surrounds. There is also another square shaped undercover area to sit and relax on southern balcony entry which is quite unique to all the other apartments at Leeward as they don't offer an area this large through gated entry so its definitely an added bonus. It has fully ducted air-conditioning and remote control blinds in living area and master bedroom which are pretty awesome! It also has one car park fully built in with a remote control so it can house a small car or do what the owners have done and use as a very large storage shed and work bench. The kitchen cabinetry has been extended to include a space for the microwave oven, utilities along with much more and there has been a tap installed under the sink so that you can connect up a hose to make it easier to clean your balconies. It is fully screened and also has a fan installed on balcony off main bedroom and another casual area to sit and relax.

You will love living on top in this very large 180 M2 apartment and you'll definitely love the lifestyle that Leeward Apartments offers with so many facilities from spa, lap and lagoon pool, sauna, tennis court and fully equipped gymnasium which has a book club and a great overhead projector so you can watch TV, enjoy a movie or exercise away to your favourite music. Also there is no holiday letting and the percentage of Owner Occupiers is climbing to 80% so that speaks volumes about the Complex. All 3 bedrooms are large with built ins, fans and there is a massive ensuite off master bedroom with spa bath and double vanities. There is also a very handy bike and watercraft storage shed so you can store your bicycles, kayaks and surfboards and there's 10 kilometres of trails around the Island to enjoy. Directly opposite Leeward there is Double Bay Beach Park where there's swings, a large park and a couple of BBQ areas built above the water for you to relax and enjoy a meal and catch up with friends or you can take a paddle your Kayak around or try stand up paddle boarding, you will never be short of things to do. If you don't feel like cooking you can shout yourself a meal at Mykies or the Green Zebra which offers great food and service. There's also a store to purchase those last minute items like bread, milk or the Paper. Yes life is good at Leeward and you will see that Unit 44 has so much to offer, living on top with no-one else above is always a bonus and makes for a very peaceful nights sleep. The only drawback is that there are a few stairs but it's well worth the very easy climb and as they say if you don't use it you loose it so come along and view this awesome apartment on Saturday from 1 to 1.45 pm, you won't be disappointed!

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