



**Unit 12, 38 Bahamas Cct, Kawana Island**



## LARGE WARM AND STYLISH WITH EXCLUSIVE COURTYARD

- PRIVATE INSPECTIONS WELCOME SO CALL LEANNE NOW!
- 185 m2 ground floor apartment with exclusive use courtyard
- unique, stylish and peaceful with large balconies and gardens
- very private end unit with windows giving extra air and light
- 3 large bedrooms including ensuite & walk in robe off Master
- very large 45 m2 balconies off lounge and master bedroom
- steps from balcony leading down to lovely private courtyard
- opp Double Bay Beach Park, BBQs, Restaurants and store
- open plan with separate dining, kitchen and lounge areas
- southern entry has large lockable gate, private leafy balcony
- natural granite stone island bench and extra storage added
- 2 separate car parks with 2 separate large storage cabinets
- secure gated complex with intercom at entrance
- one of the lowest body corp fees in complex and Island
- lap lagoon and spa pools, gym, sauna, tennis court
- onsite manager and bike and watercraft storage shed
- Double Bay Beach Lake, Park, Restaurants, Store opposite
- Bus stops a few mins walk taking you to school & shops
- 5 mins to Sunshine Coast Uni Hospital and Health Precinct
- only 10 minutes to Mooloolaba Beach, very central location
- quick access to Bruce H'Way, just over an hour to Brisbane
- live the lifestyle at Leeward on sought after Kawana Island

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<b>Price</b>	SOLD for \$640,000
<b>Property Type</b>	residential
<b>Property ID</b>	148
<b>Office Area</b>	0
<b>Floor Area</b>	185 m2

### Agent Details

Leanne King - 0439910235

### Office Details

The Property League  
07 5476 3579

THE **PROPERTY**  
LEAGUE

You have a rare opportunity to purchase this very large stylish 185 M2 ground floor apartment opposite Double Bay Beach Park with its very own

exclusive courtyard and situated on the eastern/ocean end of the complex. There is no other like this with its own unique southern balcony and garden on entry so it needs to be seen to be fully appreciated. It is like having a small private house and yard but without all the work that goes with it! This end ground floor apartment is so private and peaceful with the open plan layout being so functional. The kitchen has a natural granite stone island bench with additional storage space being added. It is so spacious with separate dining, kitchen and lounge areas leading out onto the massive balconies and then you have even more space as you stroll down a few steps to your very own exclusive use 45 M2 courtyard that is so private, peaceful and secluded.

Recently painted with screens throughout this lovely and warm apartment has custom made roller blinds on all windows as well as 2 additional roller blinds on both massive balconies where you can sit and relax and take in the ideal north facing perfect aspect. It is fully air-conditioned however rarely needs to be turned on as being on the eastern/ocean end with all the extra windows down the side makes for much more airflow capturing the sea breezes and creating more light throughout. The complex is very safe, fully fenced with a separate large lockable gate on entering the large and private southern entrance plus there is an intercom via Bahamas Circuit entrance to filter those unwanted callers. In the basement there are 2 separate car parks both offering built in ample sized storage cabinets at the front of each car park so no tandem parking which is a bonus when there's more than one vehicle. Car parks are also very conveniently located near the stairs.

The Master Bedroom is very large and offers a good sized ensuite with double vanities, shower and toilet and the walk in robe offers ample storage space. The other 2 bedrooms have built in robes and are also large and lead out onto their own balcony which is totally private. The main bathroom has a spa bath as well as shower and the toilet is separate plus there is a great laundry which is compact but offers a good amount of storage.

As you stroll around or sit in your very own exclusive private courtyard you will feel totally at home and know that by purchasing this unique and exclusive ground floor apartment you haven't just purchased a fabulous new home you have also bought yourself an amazing lifestyle! Opposite there is Double Bay Beach and Park, you can have a BBQ in the park opposite, paddle your kayak on the lake or enjoy a meal in one of the 2 great restaurants on offer plus there is a convenience store located over the road as well for those last minute items. The Island also has 10 kilometres of walking and bicycle trails around it so you can enjoy a very scenic walk or bike ride. There is a bus stop only a few minutes walk away which takes you to Kawana Shopping Centre and the new Gold Class Cinemas and another bus stop that heads to Mtn Creek Schools and the Uni.

As you head out the back of Kawana Island in only 5 minutes you are on the Bruce Highway and in Brisbane in an hour. The Hospital is only a few minutes down the road and so is the Beach so everything is literally right on your doorstep. Don't miss out on this unique large and private ground floor unit, indulge a little, enjoy some luxury and live the Leeward lifestyle you deserve which offers a number of great facilities; lap pool, pool, spa, gym, sauna, tennis court and bike and water craft storage and an onsite manager and one of the lowest body corp fees in the complex and on the much sought after and amazing Kawana Island! Call Leanne now to arrange a private inspection and check out this amazing warm and inviting apartment which is like no other!

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