

Sold



Unit 13, 38 Bahamas Cct, Kawana Island



TOP FLOOR, TOP POSITION, TOP OUTLOOK...YOU WON'T TOP THIS!!

Imagine waking up to this every morning.....Position is everything from this large top floor 4 bedroom apartment with the most perfect north facing aspect! This spacious and open plan apartment is in a great position in the complex with amazing views across the park, lake and beyond. It doesn't get much better than this with no-one above making it much quieter plus extra high ceilings creating more space and light. Being centrally positioned on an end with windows down one side makes it even more light and airy, the cross ventilation makes it so cool when required so there is rarely a need to switch on the fully ducted air-conditioning. Having balconies running across the full width of the unit front and back are a bonus and there are big sliding push back doors from the main bedroom and living room to the north and on entry bedroom and media room both have sliding glass doors from floor to ceiling, so handy!

It's such a bonus to be able to push the doors right back and let the outdoors in and extend the living area out as this apartment with tiled flooring creates a great flow through onto the balcony where you can sit, relax and watch the world go by! The ever changing views are amazing with various activity happening across in the park. There's people enjoying themselves having barbecues under the gazebo areas catching up with friends while their kids paddle the kayaks or stand up paddle boards and its not unusual to see a wedding taking place across the way. You can always treat yourself to lunch or a night out at one of

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<b>Price</b>	SOLD for \$660,000
<b>Property Type</b>	residential
<b>Property ID</b>	163
<b>Office Area</b>	0
<b>Floor Area</b>	186 m2

#### Agent Details

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#### Office Details

The Property League  
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THE **PROPERTY**  
LEAGUE

the very popular Island Restaurants The Green Zebra or Mykies by the Bay which are so conveniently located only a stones throw away so there's no need to call a cab, its a very short stroll home!

Apartment 13 has an open plan kitchen and living area with separate unique dining room and idyllic views from the southern balcony and bedrooms across to the tropical setting of palm trees, lagoon, spa and lap pools. This resort style apartment complex offers other great facilities as well; a fully equipped gym where you can watch tv, a movie or exercise to your favourite music plus inside there's also the Leeward Book Club behind the mirrored doors, there's a great sauna with separate toilet and shower facilities, a full size tennis court and a large bicycle and watercraft storage shed to house all your bicycles and floatable devices. Directly downstairs in the secure basement you will find 2 car parks side by side and your own separate storage area conveniently located right beside these car spaces.

The complex is enjoyed by so many with approximately 80% being owner occupiers as these large house sized apartments are so easy to live in and there is no holiday letting allowed which adds to the overall ambience creating a truly enjoyable lifestyle for all to enjoy and its all right on your doorstep! There are 10 kilometres of walking and bicycle trails around the Island and a convenience store located over the road for those last minute items or grab the Sunday newspaper and enjoy a nice relaxing brunch. Kawana Island has become an amazing community, renowned for its relaxed lifestyle, picturesque views and you can see Mooloolaba in the distance only a short 10 minute drive away.

It is centrally located on the Sunshine Coast and close to everything you'll need; only a few minutes to the beach and major shopping centre, only 5 minutes to the new hospital and health precinct, it offers quick access to the Bruce Highway, the bus stops only a few minutes walk away and it's only just over an hours drive to the Brisbane Airport and 20 minutes to the Sunshine Coast Airport which is currently being extended to take in my international flights!

If you are looking for an apartment that offers something more; has more space and warmth, one where you have no worries as well cared for and no-one walking over head, one that is spacious, light and airy with an outlook you will never tire of well this is the one for you!

- Private and central with superb positioning
- Views over Double Bay Beach Park and Lake
- Idyllic views to tropical Pool and surrounds
- Top floor on end so peaceful and private
- High ceilings - extra space light and airy
- 4 ample sized bedrooms all with wardrobes
- Private and unique separate dining room
- Great security with separate gate to unit
- Fully ducted and zoned air-conditioning
- Amazing complex with great facilities
- Lagoon, spa, lap pools in tropical setting
- Gym, Sauna, Tennis, Bike/Watercraft Storage
- 2 car parks side by side plus Storage Room
- One of the lowest body corp fees on the Island
- Ensuite has double vanities and spa bath
- Only 5 minutes to the new University Hospital

- **A few minutes to beach and shopping centre**
- **Quick and easy access to the Bruce Highway**
- **Bus stops only a few hundred metres away**
- **Leeward is gated, secure with intercom**
- **Kawana Island is sought after and central**
- **Opposite restaurants and convenience store**
- **Only 20 mins to Sunshine Coast Airport**
- **Just over an hour to the Brisbane Airport**

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