



**Unit 35/ 1 Grenada Way, Kawana Island**



## Top Floor with Water Views without the Top Price Tag

This very spacious, pristine apartment is an Entertainers Delight positioned on the very top floor offering a fabulous outlook with water views of the lake over Double Bay Beach to the north with Ocean glimpses to the East. Don't miss a great opportunity to view this luxurious lifestyle apartment offering great peace and privacy and located in the much sought after Leeward Complex. Take the lift from your basement side by side car park with exclusive storage area right to the top and right to your front door where you will simply say Wow, that's Wow for the views and Wow for the open plan spacious stylish apartment. It offers great cross ventilation as you can push open the glass fold back doors and take in the sea breezes however there is also fully ducted and zoned air conditioning throughout!

No wonder over 90% of Leeward Residents are Owner Occupiers as this unique home is over 180 square metres of living space which flows out onto the very large north facing terraces that are just perfect for entertaining and enjoying the winter warmth. This top floor stylish apartment has been fully refurbished with extended kitchen down the full width of the dining area making it truly an entertainers delight! The bedrooms are all very large but the Master especially has ample room for a king size bed, bedside tables and much more. The ensuite features a luxurious spa bath, double vanities, shower and toilet and the walk in robe is so large and so well organised utilising the storage space so well! There is also a very easy roll down blind positioned outside on both main north facing balconies if you require at any time!

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**Price** Offers over \$719,000  
**Property Type** residential  
**Property ID** 215  
**Office Area** 0  
**Floor Area** 181 m2

### Agent Details

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### Office Details

The Property League  
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THE **PROPERTY**  
LEAGUE

The Open Plan Spacious design of this 3 bedroom apartment is unique in so many ways but being right up the top on the 4th floor is always a bonus and this one is so private and looks right over the top of the apartments positioned to the north. Both 2nd and 3rd bedrooms are very large with built ins and the 3rd bedroom has a very clever design with an extra doorway added that leads through the laundry to the bathroom and toilet so its a very convenient idea and guest wing for those visitors. They have even added an extra shelf in the laundry and positioned a microwave and mini kitchenette in case the guests want to make a meal or a hot drink without disturbing others, so thoughtful! The extra door also has another great benefit as it lets through light therefore not needing to turn any lights on making it such a very clever design!

The kitchen has been extended through the dining room adding wine racks, wine fridge, 6 deep soft closing drawers and cupboard giving you so much extra space to store all your platters, glasses etc. You will surely be impressed to view this unique and immaculate apartment as there is not a thing to be done, only just to move in and start enjoying and living this most enviable lifestyle.

Its located in the most sought after Leeward Apartment Complex which offers resort lifestyle living surrounded by tropical palms, manicured gardens that are well tended to, Lagoon Pool, Spa Pool, Lap Pool, full equipped gymnasium with audio visual equipment and a well organised Book Club behind the glass doors.

At the back of the Gym you will find toilets, a Sauna and separate showers for male and female so you can cool off, detox and enjoy the benefits of sweating it out in the Sauna. There is also a full size tennis court, a very large bike and watercraft storage area and car wash bay. There are plenty of secure visitors parks inside the complex and Leeward offers secure intercom access so call now to arrange an inspection, all the hard work has been done, all you need to do is move in and start living the luxurious lifestyle that living at the top can offer!

**Please call me to arrange private inspection or check open home times!**

- Being on top, no-one above, peace & privacy
- Large north terraces flowing out from living
- 2 car parks direct from basement to the top
- Separate gated area on entry for added privacy
- Fully ducted zoned air conditioning throughout
- Spacious apartment high ceilings and open plan
- Master bedroom with large ensuite and walk in robe
- Bedroom 3 is guest wing with convenience and privacy
- Extra large extended renovated kitchen in dining area
- Massive 42 M2 Balconies to unwind relax and entertain
- Private and secure southern gated balcony on entry
- 2 secure garaged car parks side by side plus storage
- secure, fenced and private community with intercom
- So many facilities to enjoy, BBQs opp by lake in park
- Restaurants and convenience store just over the road
- 10 kilometres of walking trails and surrounded by water
- 1 hour to Brisbane Airport, 20 minutes to local airport

- 5 minutes drive to major Shopping Centre and Cinemas
- just over 5 mins drive to University Hospital and Beach
- Live luxurious lifestyle in a central sought after location

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