



Unit 10/ 10 Grand Pde, Kawana Island



BREEZY, BRIGHT AND FULL OF LIGHT!

When you walk in you will be amazed at this unique and stylish townhouse. It definitely has the Wow factor and it is so open and full of light, plenty of windows giving you great cross ventilation throughout! You drive straight into your double garage or enter through front door into foyer where there is a family room, bedroom with bathroom, kitchenette, laundry and large courtyard with private entrance onto Grand Parade. There is a pool in the complex but far enough away not to hear noise and the body corp fees are reasonably low at only \$3k every 6 months. This lovely property is so convenient to everything; straight opposite you will find the dining precinct and convenience store and double bay beach with spacious park where you can enjoy a BBQ over the lake, paddle your kayak, play with the kids in the park, work out in the outdoor gym or enjoy a relaxing walk along the boardwalk or cycle the 10 kilometres trails that surround the Island.

When you go up the stairs to the next level or mid level you will find the stylish living room with balcony and dining area with good size balcony for the BBQ or enjoy a casual meal. The modern kitchen is streamline with white caesarstone island bench, soft closed drawers, no handles, plenty of cupboard space, wide oven door for the entertainer and good space for the plumbed in fridge. The lovely breezes throughout this townhouse are simply amazing as you have plenty of open space which draws the air flow through in even on the hottest days, there is also airconditioning in the living room and master

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<b>Price</b>	SOLD for \$830,000
<b>Property Type</b>	Residential
<b>Property ID</b>	248
<b>Office Area</b>	0
<b>Floor Area</b>	297 m2

#### Agent Details

Leanne King - 0439910235

#### Office Details

The Property League  
07 5476 3579

THE **PROPERTY**  
LEAGUE

**bedroom when needed.**

**As you venture up the stairs to the top level you will find 2 bedrooms off to the right, both with their own private balconies and built in wardrobes. The main bathroom has a bath as well as shower and there is a separate toilet and large linen closet. The master bedroom has ensuite with double vanities, large walk in robe and another balcony where you can take in the lovely leafy green outlook with water glimpses through to Parrearra Lake. This unique apartment is simply stunning to say the least and a must view so come along to the first Open Home this Saturday from 11 am to 11.45 am. You can enter through the Courtyard off Grand Parade, you'll see the sign and the open flag will be flying so grab a park outside on the street or in the Carpark opposite and I will look forward to showing you this very special property!**

- **Open Plan with plenty of light and airflow**
- **2 bedrooms have ensuites ground and top**
- **2 living areas plus 5 separate balconies**
- **Courtyard 28 M2 with entry to Grand Pde**
- **Drive right into massive double garage**
- **Kitchenette and Laundry on Ground Floor**
- **Stylish and streamline Kitchen with Island**
- **A short walk to the Pool and BBQ area**
- **Body Corp fees only \$3k per half year**
- **Opp Dining Precinct and Double Bay Beach**
- **Park has BBQ's, swings and outdoor gym**
- **10 kilometres of walking and bike trails**
- **Close to beach, shops, cinemas, hospital**
- **Only 20 minutes to Sunshine Coast Airport**
- **Easy access to Highway 1 hour to Brisbane**
- **Transport only a few minutes walk away**
- **Unique and stylish lifestyle like no other!**

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