



**Unit 9, 51 Grand Pde, Kawana Island**



## Amazing water views with ground floor convenience!

If you want to live on the water and want a great coastal location surrounded by lovely walkways and beauty this ground floor apartment could be the one for you! As you buzz your visitors through the front secure entrance to complex they will surely be impressed with your convenient ground floor position located on the very popular Kawana Island and wait til you hear their remarks when they look through the front door and see the magnificent view! Its currently tenanted until 13th January, 2022 at \$2520 per month so if you're looking for an investment unit with a good tenant or if you want to secure a property now and move in later thats an option!

As you arrive this apartment has a secure gated courtyard area that is 7 M2 adjoining the entrance and has a handy storage cupboard. As you arrive you look directly out at the water with its beautiful views of the lake which can be seen from the open plan layout and master bedroom which also has sliding door to balcony and an extra large window letting in plenty of light. The ensuite also has double vanities and stylish shutters to open for views or close for added privacy and there's a walk in robe. The apartment is East facing and cool in summer with good cross ventilation plus there's ducted airconditioning. This open plan 3 bedroom apartment with study nook has good storage within and with the lift being positioned so near to your front door it will take you directly below to 2 car parks positioned side by side with a large storage lock up cage around the corner for those extra robust items that don't need to come upstairs!

Its all about convenience and comfort here and with the open plan light and

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<b>Price</b>	SOLD for \$875,000
<b>Property Type</b>	Residential
<b>Property ID</b>	288
<b>Office Area</b>	0
<b>Floor Area</b>	156 m2

### Agent Details

Leanne King - 0439910235

### Office Details

The Property League  
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**THE PROPERTY LEAGUE**

breezy lifestyle on offer should make this an attractive apartment to purchase that is perfectly fine as is or you can put your own stamp on it and renovate to your liking. Situated in a tropical resort style complex and positioned on the ground floor it is a short walk from your front door to swim some laps in the lap pool, play a round of tennis on the full sized court and cool off in the lagoon pool or simply indulge yourself in the large outdoor spa for some well earned relaxation! Then only a few seconds back home with no lifts to catch push back the big glass fold back doors offering seamless flow through out onto the large covered balcony. Bring the outdoors in from this great entertaining style apartment, enjoy a BBQ on the deck with family and friends or sit back and enjoy your favourite beverage while taking in the fabulous water views and simply relaxing and just watching the world go by!

- open plan living and dining
- tropical resort style complex
- fabulous water views
- close to lift and rubbish chute
- central and safe location
- 3 bedrooms and study nook
- master leads to balcony
- ducted aircon throughout
- ensuite and walk in robe
- 2 car parks side by side
- good space and storage
- powder room toilet area
- bath in main bathroom
- gated entry and storage
- storage cage in basement
- lagoon, lap pool and spa
- tennis court with lights
- BBQ and recreation deck
- pontoon for water craft
- pets on application
- opp off leash dog park
- owners/investors 80/20
- body corp \$1840 a quarter
- rates \$1083 half yearly
- quick access to Bruce H'Way
- Bne Airport just over 1 hour
- 20 minutes local airport
- 10 mins to main hospital
- 5 to beach, shops, cinemas
- transport nearby bus stops
- short stroll to restaurants
- and Double Bay Beach Park
- live fabulous island lifestyle