

# 115/13 Nicklin Way, Minyama, Qld 4575

## Apartment For Sale

Wednesday, 12 June 2024

115/13 Nicklin Way, Minyama, Qld 4575

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 117 m2

Type: Apartment



Trevor Martin

## Offers over \$890,000

Waterfront Agents proudly present Apt 115 Bluewater Point, Minyama. This beautifully presented ground-floor, two-bedroom, two-bathroom apartment offers lovely water views that provide a serene backdrop to everyday life in the heart of Minyama's deep waterfront, where convenience is key. Meticulously cared for by the original owner, the apartment is move-in ready and stands out for its impeccable condition. The bright and inviting atmosphere is complemented by 9 ft ceilings, and the stylish kitchen features granite benches and modern Fisher & Paykel appliances, including a Double DishDrawer dishwasher. The dining and living areas open through large glass sliding doors, seamlessly extending to the spacious terrace - perfect for unwinding while enjoying the ever-changing vista. Step into a private, landscaped garden from the balcony with direct access to the surrounding boardwalk. Wake up to the sun dancing on the water from the ensuited master bedroom with a walk-in robe, while the second bedroom, with built-in robes, is serviced by a main bathroom. Residents of Bluewater Point enjoy access to a range of resort-style facilities, including outdoor pools, a spa, BBQ areas, a sauna, a gym, and a community room for year-round enjoyment. Some other features include an internal laundry, ducted air conditioning, intercom entry, secure basement parking for one vehicle, and a storage cage. The complex is pet-friendly (subject to body corporate approval), and you can moor your boat at the complex with the marina provider. This unbeatable location offers a wealth of amenities, including Kawana Shoppingworld, cinemas, restaurants and cafes, medical suites, and public transport, all within walking distance. Pristine coastal beaches are nearby, and the vibrant Mooloolaba restaurant and café scene is a 5-minute drive away. This is a fantastic opportunity for anyone looking to enjoy the best of easy coastal living on the Sunshine Coast. A must inspect - you will be surprised how whisper quiet this complex is despite the Nicklin Way address with everything you need right at your doorstep. Act now and call Trevor on 0400 818 777 to arrange a viewing. Body Corps - \$3,600 per 6 months (approx.)

**Highlight features:-** Ground floor position, light & airy with 9 ft ceilings, 117m<sup>2</sup> floor plan- Low maintenance, lock-up, and leave lifestyle in a convenient location - Stylish kitchen with granite benchtops, internal laundry, ducted air conditioning- Private access to the boardwalk on the water's edge; paddle, fish, and play from home- First-class facilities incl. heated outdoor pool & spa, BBQ areas, sauna & gym- Intercom entry, secure basement parking for one vehicle with storage cage- Lift access, wheelchair-friendly and on-site manager- Pet-friendly (subject to body corporate approval)- Short stroll to local amenities, restaurants, Kawana Shoppingworld, and Jessica Park- 5 mins drive to pristine beaches and popular walking tracks around Point Cartwright- 10 mins drive to the Sunshine Coast University Hospital precinct- 15 min drive to Sunshine Coast airport and an hour's drive to Brisbane airport