

# 118 Grand Parade, Parrearra, Qld 4575

## House For Sale

Friday, 26 January 2024



118 Grand Parade, Parrearra, Qld 4575

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



Greg Pratt

## Expression of Interest sought

Recently unveiled following extensive renewal; this immaculate, five-bedroom home offers the rare luxury of an exquisite, Kawana Island location in the heart of the Sunshine Coast! Situated amongst beautiful walking paths overlooking the Mooloolah River, and located within walking distance of popular restaurants and parklands; this property is your invitation to a life filled with serenity, luxury and comfort! The layout of this home has been designed to offer a mix of privacy and communal living, with a strong emphasis on indoor-outdoor flow. Living spaces are abundant and diverse, encompassing a dedicated media room, separate lounge room and a large, open-plan living/dining zone that connects seamlessly with the outdoor entertainment area. Featuring stunning skylights, the whisper-quiet climate control of ducted air-conditioning and fresh paint throughout; this home truly offers a welcoming and light-filled living experience, adaptable to your needs. Renovations and major updates have been completed in several areas throughout the home, with the kitchen, laundry and main bathroom all boasting transformations. The kitchen has been fitted with a full array of brand new appliances (including a new dishwasher and gas cooktop), quality stone bench-tops and a large corner pantry. The main bathroom and laundry highlight tasteful fixtures and stylish functionality, with plenty of space and storage to keep up with the needs of a growing family. This property has been thoroughly planned and thoughtfully built with consideration for both family members and guests in mind. There is the perfect degree of separation between the home's four additional bedrooms – each equipped with generously sized built-in wardrobes – and the master suite, making it the ideal parent retreat zone to relax and unwind in. The master bedroom is oversized and offers a palatial walk-in wardrobe, privacy shutters and newly laid carpets. The en-suite has been indulgently refurbished, featuring a 'his-and-hers' vanity, large shower with dual temperature-controlled shower heads and a discreetly placed toilet with a privacy door.

**INTERNAL FEATURES:** \* NEWLY REFURBISHED 5 bedroom/2 bathroom home with a massive 292m<sup>2</sup> of under-roof living space. \* Master suite with new carpet, oversized walk-in wardrobe, privacy shutters, ceiling fan and updated en-suite. \* En-suite features a 'his-and-hers' vanity, large shower with dual shower heads, linen storage and toilet with privacy door. \* 4 additional bedrooms (all oversized) featuring built-in wardrobes. \* Front portico leads into a beautiful entrance foyer. \* Extra-high, 2.7m ceilings and ducted air-conditioning throughout. \* NEW kitchen with quality appliances, stone bench-tops, dishwasher, gas cooktop, electric oven, plumbed fridge nook, double sink and large corner pantry. \* 3 separate, internal living spaces – Lounge room, dedicated media room and open-plan living-dining zone. \* Two skylights in the living spaces. Living-dining room opens out to the undercover entertainment area. \* Fully enclosed outdoor entertainment area overlooking the large, in-ground swimming pool. \* NEW renovated main bathroom with shower, separate bathtub and vanity. \* NEW renovated laundry with working bench space and external access. \* Double linen closet in hallway. \* NEW paint to all internal areas of the home.

**EXTERNAL FEATURES:** \* Attractive, established front gardens and a freshly painted façade give this property undeniable street appeal. \* Double lock-up garage featuring built-in storage cupboards with shelving. \* Fully-paved, swimming pool area featuring a tranquil Buddha statue. \* Low maintenance, fully fenced yard backing onto the Mooloolah River Esplanade Walkway – no neighbours to the rear of the property! \* Solar system with 5000DB inverter. \* LOCATION: \* Great island position within the heart of the Sunshine Coast. \* Within walking distance to popular restaurants, convenience store and Double Bay Beach Park. \* Kawana Island Walkable Waterfront - 120m. \* Dog Park - 750m. \* Local schools and shopping centres – 10mins drive. This gorgeous home has been lovingly updated and maintained, and is sure to attract a lot of attention from discerning investors! We strongly encourage you to contact our office promptly if you are interested in this property – a family home of this calibre in such a beautiful location will not last long on the market! Phone Greg Pratt on 0413 624 308 today.