

**12 Abaco Street, Kawana Island, Qld 4575**

AMBER WERCHON

**House For Sale**

Friday, 16 February 2024

12 Abaco Street, Kawana Island, Qld 4575

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 462 m2**

**Type: House**



TerriAnne Murray  
0411233328



Todd Forrest  
0439112522

## New to Market

Amber Werchon Property presents to the market, 12 Abaco Street, Parrearra: this pristine dual level lifestyle home tucked away in a quiet neighbourhood just a short stroll to Double Bay Beach and dining precinct, along with fabulous parks and playgrounds; offers not only an enviable lifestyle but exceptional convenience. Across two levels the home comprises four bedrooms, three bathrooms, multiple living areas including media room, well-equipped quality kitchen with gas cooktop and servery to poolside alfresco patio, two additional private patios, separate laundry, and double lock up garage on a low maintenance 461m<sup>2</sup> block with plenty of room for onsite visitor parking. Tightly held by current owners since 2007 – this truly is a perfect lifestyle home, well designed for family-friendly living and entertainment; and so tastefully presented and appointed throughout, it has a wonderful coastal vibe that calms and relaxes. Features include soaring ceiling void at entry and in family room, 3 x split system air-conditioners, plush carpets in bedrooms and media, floor to ceiling tiles in bathrooms, luxury spa bath and dual vanities in resort-style ensuite, separate bath and shower in 2-way family bathroom, plantation shutters, stacker doors to north facing patio, sundrenched wraparound inground lap pool with waterfall, garden shed, and 13.2kW solar power. Designed to minimise maintenance and maximise lifestyle, this home is very much in symmetry with the Island dream; a light-filled haven for you and your family to live in and love, where any time spent at home is cherished and appreciated. Whether watching the latest blockbuster in the cinema-like media room with popcorn and an ice-cream, relaxing by the pool with a chilled glass of Veuve, or hosting a BBQ after a morning at the beach – this is your sanctuary to savour. Not only are Island amenities including walking/cycling paths just footsteps away; it is only a 10 minute walk to the dog park or a five minute drive to a dog-friendly beach, and major amenities such as shopping centres, hospitals, sporting/leisure facilities, the university, and motorway are all accessed in less than 10 minutes. Buyers in the market for a stylish, well-designed coastal residence within close proximity to stunning beaches and all the necessities, will find 12 Abaco Street sets the bar very high indeed - all whom inspect will be impressed, but only one can be the next owner. Make sure it's you. Superior Asset Protection Pty Ltd working in conjunction with Amber Werchon Property.