

# 12 Barbuda Circuit, Kawana Island, Qld 4575

AMBER WERCHON

## House For Sale

Thursday, 11 January 2024

12 Barbuda Circuit, Kawana Island, Qld 4575

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 322 m2

Type: House



TerriAnne Murray  
0411233328



Todd Forrest  
0439112522

## New to market

Amber Werchon Property presents to the market, 12 Barbuda Circuit, Kawana Island; this light-filled double storey designer home located in a prestigious waterfront street, boasts a prized north-easterly aspect and offers an enviable, effortless coastal lifestyle of the very highest calibre just minutes to beaches, shopping, hospitals and more. Across two levels the home comprises elegant formal entry, four bedrooms, two fully tiled bathrooms, two separate living areas, quality kitchen, upper balcony showcasing water glimpses, ultra-private side and rear terrace with inground pool with waterfall, separate laundry, and double lock-up garage. Impeccably presented inside and out – there is no money needing to be spent, and features include high ceilings on upper level, ducted air-conditioning, plantation shutters, stone benches in kitchen, stainless steel appliances, gas cooktop, mirror splashback, dual vanities and luxury spa bath in ensuite, direct terrace access from master bedroom, outdoor shower, outdoor spa, water fountain, and solar power. Light and bright with a modern, muted coastal colour palette suited to most furniture types – this type and style of home is so sought after; easy to maintain and easy to lock and leave when off travelling, especially lovely to live in, well-designed, and family-friendly. It's truly got lashings of appeal. Located just footsteps to waterfront pathways providing excellent connectivity around the Island, 350-metres to the Double Bay man-made beach and dining precinct, and 400-metres to the dog park; you can embrace an amazing lifestyle on foot or bicycle, and soak up the fresh air, Vitamin D, and the good life with ease. Only five minutes to miles of pristine coastline, you can spend as much time on the beach as you choose and then head home to relax by the pool with a cocktail and a book in complete peace and privacy. It's a lifestyle so many dream of, it can be your reality. Don't miss your opportunity to own your slice of paradise, purchase today and let the countdown to the good life begin... Superior Asset Protection Pty Ltd working in conjunction with Amber Werchon Property.