

# 3 Magnetic Street, Kawana Island, Qld 4575

AMBER WERCHON

## House For Sale

Wednesday, 15 May 2024

3 Magnetic Street, Kawana Island, Qld 4575

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 428 m2

Type: House



Todd Forrest  
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TerriAnne Murray  
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## New To Market

Amber Werchon Property presents to the market, 3 Magnetic Street, Kawana Island: this premium family home on a fenced 428m<sup>2</sup> corner block with landscaped tropical gardens and expansive alfresco entertaining, offers an enviable Island lifestyle to savour in a convenient location within short walking distance to fabulous parks/playgrounds, dining, and river. Across two levels the home comprises formal entry, four bedrooms, two bathrooms plus powder room, two separate living areas, quality kitchen, covered patio and decking around inground pool, two covered balconies on upper level, separate laundry flowing out to sunny drying courtyard, and double lock up garage. Stylish décor, split system air-conditioning, ceiling fans throughout, banks of louvres, granite benches in kitchen, stainless steel appliances, dual vanities in ensuite, separate shower and bath in main bathroom, direct patio access from master, private patio off study/bed four, poolside pavilion/hut, cosy firepit, and eco-friendly fixtures such as rainwater tank and 10kW solar power - are notable features. Inside and out, this is a low maintenance property with plenty of room for everyone plus visitors, and there is also side access to park a boat/caravan. Designed with the coastal lifestyle and climate a focus; integrated indoor/outdoor living is seamlessly incorporated into the floor plan on both levels. Whether sipping on a cocktail on the daybed in the Bali Hut, doing some aqua aerobics in the pool or morning yoga on the open air timber deck, firing up the BBQ after a day at the beach, cooking up a family feast in the well equipped kitchen, or enjoying a twilight wine on the upper terrace at sunset; this home can facilitate it all in comfort and style. Let's raise a toast to Island life! Just footsteps to neighbourhood parks, 500-metres to the dog park, 450-metres to Double Bay dining precinct, and kilometres of riverfront pedestrian/cycling trails providing excellent connectivity as well as a scenic space to exercise - the living really is easy and the lifestyle desirable. Major amenities such as public and private hospitals, the university, schools, sporting/leisure facilities, and shopping centres, along with spectacular beaches are within a 5-8 minute proximity; and access to the Sunshine Motorway is quick and easy. If any (or all) of the above resonates, then you must take action; the market is extremely active right now with no signs of slowing, and high quality, well designed lifestyle properties like this are in strong demand. Gump Sunshine Coast Pty Ltd and Superior Asset Protection Pty Ltd working in conjunction with Amber Werchon Property.