

**4 Rinca Place, Kawana Island, Qld 4575**



**Sold Duplex/Semi-detached**

Thursday, 10 August 2023

4 Rinca Place, Kawana Island, Qld 4575

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 570 m2**

**Type:**

**Duplex/Semi-detached**

**\$1,007,000**

A very thoughtful design and footprint has all the features to establish comfortable living for multi-generational families or dual living. Totalling four bedrooms, three bathrooms, two separate living areas, two kitchens, two laundries and two very separate & private outdoor alfresco areas. (1 Title - 2 Duplexes) This design was created to accommodate separated dual living opportunities or a great investment for the future. Each residence with their very own private access, car accommodation and yard makes 4 Rinca Place Kawana Island a dream opportunity. Just 450m to the waterfront and located in a very popular growth corridor of the Sunshine Coast, a short walk down to Warana beach and dog-friendly park. This is a special residence, uniquely designed to suit so many different arrangements!

**DUPLEX ONE (4A) Features:**

- 3 bedrooms (master with WIR & ensuite)
- 2 full bathrooms (second bathroom with bath & shower)
- Open plan living and dining to large backyard with alfresco covered patio
- Modern spacious kitchen with aisle bench
- Single enclosed garage + open space for second car
- Split system air-conditioning + ceiling fans
- Garden shed, Atrium/Courtyard and fully fenced
- Freshly painted and new carpets

**DUPLEX TWO (4B) Features:**

- 1 bedroom
- 1 bathroom with large walk-in shower
- Combined living/dining opening to patio
- Modern kitchen with ample cupboard space
- Single enclosed carport plus second car in open designated space
- Currently tenanted to May 2024

This wonderful property is in a central location with public transport at your doorstep, close to cafes, restaurants, parklands and all the fantastic lifestyle opportunities Kawana Waters has to offer and easy access to the Bruce Highway and a 5 min drive to the Sunshine Coast University Hospital. Investor alert! High rental returns per week with NO Body Corporate, one Title. Separate water and electricity.\* Building reports available by request. Contact Adam Budd on 0411 808 595 for your inspection!

**Disclaimer:** If this property is marketed without a price and is going to auction. Due to QLD legislation, which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.