

# 46/1A Regatta Boulevard, Wurtulla, Qld 4575

## Sold Townhouse

Wednesday, 29 November 2023



46/1A Regatta Boulevard, Wurtulla, Qld 4575

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 168 m2**

**Type: Townhouse**

**\$735,000**

Enjoy the relaxed coastal lifestyle in this well-appointed townhouse while living at Kardinia at Wurtulla. A secure, well-maintained complex, situated within minutes walk from the beach and so close to all the local amenities. You'll be impressed by the features of this stylish townhouse from the moment you enter the private, low maintenance courtyard, with an amazing Northern aspect for you to sit and enjoy the coastal breezes or the winter sun. Flowing seamlessly through the stacker doors to the modern open kitchen with stone benchtops and practical layout, allowing for a free-flowing living area for the whole family to enjoy. This well thought out design includes a powder room with a third toilet. The downstairs living and main bedroom are air conditioned. The beautiful timber staircase, encased in natural light from the large overhead window, creates a cool, coastal feel as you enter a second living area upstairs. This area leads onto the spacious second and third bedrooms, creating a sense of privacy to the main bedroom. No expense has been spared, with floor to ceiling tiles in both the main bathroom and ensuite, and you'll love the luxury of a bath in the main and the dual vanities in the ensuite. All bedrooms have fans and spacious mirrored robes with the main bedroom including air conditioning while facing North to capture those coastal breezes. Storage won't be an issue, with a double garage and ample storage areas throughout the townhouse. The complex is pet friendly, with residents enjoying a relaxed lifestyle with their furry friends. Scenic, shady coastal pathways are at your doorstep leading you to Point Cartwright to the North or Currimundi to the South. Ride your bike or take a leisurely stroll and enjoy a coffee as you watch the sunrise over the water. Whether you're lazing by the pool, entertaining friends with a BBQ in the tropical pool area, or planting herbs or vegetables in the community gardens, you'll enjoy the relaxed lifestyle of Kardinia at Wurtulla! With attention to detail in mind, this townhouse includes many stylish and practical features that you won't be able to live without: Stylish timber staircase with North facing feature window Air conditioning through downstairs living area and main bedroom Floor to ceiling tiles in bathroom and ensuite and powder room downstairs Luxurious stone bench tops and well-appointed appliances in the kitchen Free flowing open plan living, leading out to private courtyard Ceiling Fans throughout - including courtyard Ample storage in DLUG, linen cupboards and spacious wardrobes in bedrooms Private, Low maintenance courtyard with plenty of room to entertain Double Garage with spacious laundry area Dining & BBQ Facilities for all residents to enjoy Communal gardens In-ground pool with an outdoor shower Pet friendly complex Gated and secure complex, with intercom and camera surveillance Caretaker in place to maintain grounds and gardens Situated in the perfect location, you'll have the following at fingertips: Beach access within 1 km walk Coastal Pathway - within 1 km walk Bokarina Beach Precinct (massive children's playground and oval space, coffee and dining) - 1.5km Birtinya Shopping Centre - 2.8km Kawana Shopping World - 5.5km Sunshine Coast University Hospital 1.6km Sunshine Coast University - 7.5 km Sunshine Coast Airport - 17km This townhouse has all bases covered being an attractive investment opportunity, a great first home buy for a couple or young family, or a perfect home for those wanting to downsize and enjoy the low maintenance aspect of the property. (Listing ID: 21122159)