

40 Tarawa Street, Kawana Island, Qld 4575

AMBER WERCHON

House For Sale

Wednesday, 3 July 2024

40 Tarawa Street, Kawana Island, Qld 4575

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 760 m2

Type: House



TerriAnne Murray
0411233328



Todd Forrest
0439112522

New to Market

Amber Werchon Property presents to the market, 40 Tawara Street, Parrearra: this expansive family home on a generous sized fully fenced 760m² corner block offers all the benefits of Island living with quick easy access on foot to parks, playgrounds, waterways, dining, Double Bay, and kilometres of pedestrian pathways providing connectivity all the way through to Mooloolaba. Across a single level, approximately 314m² in total, the home comprises elegant formal entry, four bedrooms, two bathrooms, three separate living areas, central kitchen, north facing covered alfresco patio, separate laundry with external access, and double lock up garage, plus extra parking space on driveway for additional vehicles. Ducted air-conditioning, ceiling fans, easy-care tiled flooring in majority of living spaces, granite benches in kitchen, stainless steel appliances, stainless steel splashback, gas cooktop, roller blinds, dual vanities and spa bath in ensuite, separate shower and bath in family bathroom, and external access from main bedroom to garden, are some of the home's features that enhance value, comfort, and appeal. The garden is 100% child and pet-friendly and there's plenty of room for a pool, if desired – and it's private with established hedges and grassy lawns. It's a great yard for children and a bigger block than many on the Island; also, only footsteps to a riverfront park (100m) and 650m to the dog park, there'll be no excuse for the kids (and pets) not to get outdoors and soak up some Vitamin D and fresh Island air. Currently tenanted at \$850 per week until 27th October 2024 – if you purchase today, you will have an income stream to pocket or pay down mortgage from settlement day onwards, and you can be move in just before the start of summer 2024 and the festive season...now isn't that something to look forward to! Not only is everything on the Island well connected via foot and bicycle – there's also a pedestrian bridge only 400m away crossing the Mooloolah River into Minyama where you can walk to the cinemas, shopping, centre, tavern and more. Major amenities such as schools, hospitals, sporting/leisure facilities, motorway, and university are within a 5-10 minute driving proximity. Investor owner is a committed seller, and this represents exceptional value on sought-after Kawana Island where the living is easy, the lifestyle amazing, and the location ultra-convenient! Invest in your slice of Island life today and you'll never look back. Gump Sunshine Coast Pty Ltd working in conjunction with Amber Werchon Property.