

43/1 Grenada Way, Kawana Island, Qld 4575

AMBER WERCHON

Townhouse For Sale

Monday, 1 July 2024

43/1 Grenada Way, Kawana Island, Qld 4575

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 220 m2

Type: Townhouse



Todd Forrest
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TerriAnne Murray
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Offers over \$859,000 considered

Amber Werchon Property presents to the market, 43/1 Grenada Way, Kawana Island: this light-filled dual-level townhouse, in the well-located Leeward complex in the heart of Kawana Island opposite Double Bay Park and man-made beach, offers the ultimate Island lifestyle along with virtually endless sunshine and good times. A well-designed floor plan places both bedrooms on the upper level each with their own exclusive balcony along with ensuite and main bathroom; the ground floor comprises expansive open plan living and dining with a north facing and south facing balcony at each end, premium upgraded kitchen with high-end Miele appliances, study nook, separate laundry, and third toilet. There is also secure basement (side-by-side) parking for two vehicles, and a ground floor storage/utility room. Presentation is pristine and owner-occupiers have meticulously maintained throughout. Along with upgrading the kitchen they have also upgraded all the lighting to LED throughout, upgraded window and door glass to laminated plus tinted for UV, and installed a new electric off-peak hot water service. Other features include 3 x split system air-conditioning, ceiling fans, woollen carpets in bedrooms, quality window furnishings, dual vanities and spa bath in luxury ensuite, Caesar stone benches in all wet areas, Liebherr built-in drinks fridge in kitchen, soft close cabinetry, wall fold-up queen sized bed in second bedroom, insect screens on all windows and doors, and a delightful Palm tree at entry sets the tone...Leeward is one of the most desirable complexes on the Island and is majority owner-occupied with no holiday letting. Onsite managers maintain the grounds and overall resort impeccably and it is pet-friendly (stbca). Body corporate fees for this unit, are the lowest in Leeward Complex. Subsidised electricity tariffs due to Solar Power. Residents and guests have access to onsite facilities including stunning central lap pool, oasis pool, heated spa, sauna, gymnasium, tennis court, and landscaped tropical gardens with BBQ areas. There is also bike/canoe/boat storage – so handy to the river, lake, and ocean; you are going to need this! Located just footsteps to the waterfront dining hub and beachside park/playground plus quick easy access to kilometres of pedestrian/cycling trails providing connectivity in and around the Island; 850-metres to the dog park, and 25 minutes' walk to Warana Beach, plus less than 10 minutes' drive to major hospitals, shopping centres, schooling, and the university – the convenience is almost as exceptional as the lifestyle. How appealing does all the above sound? Not too shabby indeed! This is not just an investment in a stylish modern property but an investment in location and lifestyle, the gift that keeps on giving. Call Terri-Anne today to register your interest to inspect. Superior Asset Protection Pty Ltd working in conjunction with Amber Werchon Property.