

1/16 Okinja Road, Alexandra Headland, QLD, 4572



Unit For Sale

Tuesday, 15 October 2024

1/16 Okinja Road, Alexandra Headland, QLD, 4572

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



CAMERON GROER
0477995213

Sunshine, Sand, Surf: Unit living With Attached Business

This spacious ground floor apartment in an end position on the far north-eastern side of the much-admired Karmasea complex, boasts expansive alfresco terraces and courtyards, the largest in the building; and offers a chic, coastal lifestyle of the highest calibre within walking distance to beaches, surf clubs, dining, shopping, and parks.

Comprising two bedrooms, two bathrooms, dedicated onsite managers office, open plan living, galley kitchen, 110m² of external terracing and courtyard space, compact European-style laundry, plus secure side-by-side basement parking for two vehicles and storage cage; it is the perfect size for a single or couple.

Immaculately presented the apartment has been freshly repainted, and other features include 4 x split-system air-conditioners, new carpet in bedrooms, Caesarstone island bench in kitchen, Bosch appliances, dual vanities in ensuite, his and hers walk-in robe in master, shower over full sized bath in main bathroom, ceiling fans, and external access from 2nd bedroom.

Karmasea is an elegant, modern, architecturally designed building – directly opposite Nelson Park with children's playground, lush grassy lawns and duck ponds. Onsite facilities include resort-style pool and sun deck, poolside BBQ pavilion, gymnasium, and lift access from basement. The building is also solar powered, keeping utility costs at a minimum. It is mostly owner-occupied and is pet-friendly (stbca).

This particular apartment also comes with an additional caretakers' role with office – so could suit retiree or semi-retiree (see Agent for details in relation to this). Being on the end, natural light, cooling breezes, and privacy are enhanced; and with the generous sized exclusive alfresco space, makes it arguably one of the best ground floor apartments on the market in Alex.

From here it's walking distance to a range of facilities and fun from patrolled beaches, river mouth at Cotton Tree, boutique dining, both Alex and Maroochy surf clubs, bowls, Sunshine Plaza, and Maroochy CBD. It's only seven minutes to Mooloolaba, 14 minutes to the airport, and 20 minutes to major hospitals.

Buyers in the market for a lifestyle change in a golden beachside location should take a serious look at this opportunity; there's never a better time to embrace the good life.

Summary of Features:

- ☑ Spacious ground floor apartment with expansive alfresco courtyards & terraces
- ☑ End position – north-eastern side of well-located, sought-after Karmasea complex
- ☑ 2 bedrooms, 2 bathrooms, open plan living, quality kitchen with Bosch appliances
- ☑ Separate office – see Agent for details with regards to this
- ☑ Split system A/C x 4 ceiling fans, new carpets, fresh interior & exterior paint
- ☑ Side-by-side secure basement parking for two vehicles, plus 2 storage cages
- ☑ Onsite pool, sundeck, BBQ pavilions, tropical gardens, fitness room & lift
- ☑ Directly opposite Nelson Park lagoons and fabulous children's playground
- ☑ Walk to beaches, surf club, dining, shopping, transport, and Maroochy CBD
- Intercom gate release and upgrades security camera system in place