

# Unit 48/1 Grenada Way, Kawana Island, Qld 4575



## Apartment For Sale

Friday, 5 April 2024

Unit 48/1 Grenada Way, Kawana Island, Qld 4575

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 183 m2**

**Type: Apartment**



Leanne King

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## Mid \$900ks

Only minutes to Surf Beaches, Shopping Centres, Hospitals and Mooloolaba Esplanade is the very central coastal location of Kawana Island. Leeward Apartments is situated in the golden triangle right opposite Double Bay Beach and Park where community meets to relax and enjoy life. Residents can catch up with their friends while walking their dogs, kids can play on the undercover swings, there's an outdoor gym to keep fit or why not paddle your kayak or try stand up paddle boarding on Lake Parrearra. There's plenty of activity happening on Kawana Island or you can simply be on Island time and read a book under the shade of a palm tree or relax on the beach, it's all up to you how you wish to enjoy the fabulous Island lifestyle that only Kawana Island can offer! There are great restaurants and a handy convenience store directly opposite as well as BBQ areas under Gazebos positioned over the water. The views are amazing and I would have to say it has been one of the coasts best kept secrets for many years but as time goes on Kawana Island is fast becoming home to so many very happy residents who are so proud to call it home! Now the apartment itself is large and spacious with 3 good size bedrooms all with wardrobes and the main bedroom positioned on north side has a walk in robe, ensuite with double vanities and a luxurious spa bath. The other 2 bedrooms are on the southern entrance and separated by hallway both with full length glass sliding doors together with security doors that open out onto a balcony. It offers ducted and zoned airconditioning throughout which is quite new and the kitchen has been tastefully extended with plenty of storage and recently installed Bosch oven and cook top with a large space for filtered water and ice making refrigerator. The apartment has superb cross ventilation and being north facing there's always lovely sea breezes filtering through. It offers a great open plan with wide hallways and plenty of space throughout to position furniture so if you are downsizing you will be amazed at how much you can fit in including an ample sized balcony on northern side where you can easily fit table and chairs, BBQ and an outdoor furniture setting to relax, enjoy a cool drink and take in the lovely vibe that Leeward is renowned for! There is even 2 roll down blinds that have been fitted to northern balcony to deflect the winter sun if needed and create more privacy if required. There's 2 wide and lengthy car parks in the basement, tandem style as well as a good sized storage cupboard positioned opposite the elevator where you'll take the lift up to the second floor to this very large and welcoming apartment positioned in a quiet and private position of the complex. It also has a separate laundry with plenty of storage, main bathroom and separate toilet. You'll want for nothing here and the Leeward Complex offers great facilities like lagoon pool, spa pool and 2 lane lap pool, full size tennis court, good size gym, sauna, toilet and shower facilities and a bike and watercraft storage shed to house all your boards and bicycles. It's only 20 minutes to the local airport and in 5 minutes you can be on the Bruce Highway and at the Brisbane Airport in an hour with no traffic lights in between so if you do want to live on the Coast and commute to Brisbane it really is quite doable!

- Private quiet position in complex
- Ducted / zoned Airconditioning
- 3 large bedrooms all with built ins
- Large open plan, wide balconies
- Separate dining, kitchen, lounge
- North facing, the perfect aspect
- Blinds fitted on north balconies
- Master has spa and walk in robe
- Separate gated private entrance
- 2 wide car parks tandem style
- Separate storage in basement
- 2 lane lap pool/spa/lagoon pool
- Gym/tennis/sauna/toilets/showers
- Gated complex with intercom
- Opp Double Bay Beach Park
- Restaurants/convenience store
- Very central coastal location
- 20 minutes to local airport
- 1 hour to Brisbane airport
- Close to Surf Beaches/Shops
- Close to Hospital/Cinemas
- 10 mins to Mooloolaba Beach

Island Vibe great CommunityProperty Code: 400