







POSITIONING IS EVERYTHING FROM THIS PRISTINE TOP FLOOR APARTMENT

This top floor renovated pristine apartment with very large wrap around balcony is unique to say the least! It is positioned on an end so you have less neighbours more privacy and therefore you will enjoy extra light and airflow throughout the apartment which also has ducted air conditioning. It has been painted throughout, has beautiful large shiny tiles, new fans, lights, carpet and elegant wallpaper in dining area so don't miss out, it is a must view!

With the large corner balcony and high pitched roof making it even more spacious you will marvel at the wonderful views over the tropical lagoon pool to Parrearra Lake and through to the high rises along Mooloolaba Esplanade. You also look over to the hills to Buderim in the west, there's a lovely tree filled leafy outlook to the South and then towards Buddina in the east you can see the Shopping Centre and Point Cartwright in the distance. The proud owners of this immaculate apartment have to move south due to

3 2 2

Price	SOLD for $590,000
Property Type	Residential
Property ID	193
Floor Area	155 m2

Agent Details

Leanne King - 0439910235

Office Details

The Property League

07 5476 3579

AroRealty

work and family commitments and will be sorry to go as they tell me they will miss their gorgeous views as at night when all the lights are twinkling in the distance it is just so pretty and peaceful!

It has been renovated with large floor tiles and new carpet plus luxurious wall paper in the dining area with lovely lighting. It also has new fans, lights, crimsafe and a new dishwasher so come along and see for yourself that it is all done and all you need to do is move in, unpack and enjoy living on top at Ocean Reach.

The kitchen has black granite stone tops and a new delonghi dishwasher plus some good cupboard space and there is a large storage cage in the basement for those larger items. There are screens throughout plus a crimsafe door at front and another that folds right back leading out onto the Balcony that also has a little pet flap door should you have a small pooch you may like to bring.

There is a locked gated 4 M2 area on entry giving you more privacy and when you enter through the front door a handy study nook is positioned which has good separation from the rest of the unit. The master bedroom which is north facing leads out onto the balcony and has 2 large robes either side that you walk through to the ensuite and I will add there is also good separation from the other 2 bedrooms giving you that added privacy.

The toilet is separate from the main bathroom with a little sink installed. There is also a great hot water system which has instantaneous hot water that never runs cold. This contemporary stylish and unique apartment has had everything attended to so you can just move in and enjoy the many great facilities that is on offer from Tropical Lagoon Pools, Spa Bath, Lap Pool, Fitness Centre, Theatrette and community BBQ area and some nice private areas undercover where you can sit and enjoy a meal or kick back relax, unwind and watch the world go by!

Ocean Reach is positioned on Lake Parrearra and there is 10 kilometres of walking trails around the Island to be enjoyed. Facilities include:- Super sized tropical lagoon pool, 2 land heated lap pool away from main pool, 18 person heated spa, fully

equipped gym with TV and sauna, large balinese style poolside BBQ and gazebo areas, 17 seat movie theatre/music room and boating and fishing jetties directly out front. The new Sunshine Coast hospital and health precinct is only a short drive away and the beach, shopping centre and new gold class cinemas are only a short drive also and as Kawana Island is so centrally located on the Coast nothing is too far away. It is quick access to the Bruce Highway, just over an hour to Brisbane Airport, 15 minutes to the Sunshine Plaza and Maroochydore and 20 minutes to the local airport which is currently expanding.

- **top floor pristine apartment with study nook**
- **wrap around corner balcony with amazing views**
- **situated on an end so private and less neighbours**
- **corner unit more windows doors, light and airflow**
- **master bedroom separated from other 2 bedrooms**
- **secure gated area outside apartment prior to entry**
- **very handy and large study nook area on entry**
- **renovated with new tiles, carpets, fans, lights etc**
- **black granite stone benchtop, near new dishwasher**
- **wall oven and good cupboard space in kitchen**
- **open plan with unique separate dining room area**
- **large storage cage in basement, 2 tandem car parks**
- **complex not even 10 years, offers lots of facilities**
- **super sized tropical lagoon pool with little bridge**
- **2 lane heated lap pool private away from main pool**
- **large heated spa, gymnasium with TV and sauna**
- **poolside Balinese style BBQ and gazebo areas**
- **17 seat movie theatre/music room can be booked**
- **very central and convenient location on the coast**
- **large tropical pools, lap pool and spa pool**
- **gym, sauna, theatrette, BBQ and seating areas**
- **10 kilometres of walking trails around Island**
- **just over 5 minutes drive to the new hospital**
- **close to shopping world, cinemas and beach**
- **amazing views to the north, east and west**
- **just over an hour to the Brisbane airport**
- **15 minutes to the plaza and 20 mins to airport**

- **quick access to Bruce Highway**
- **pristine, pretty, pleasant with perfect position!**

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.