







MASSIVE GROUND FLOOR WITH GATED NORTH FACING COURTYARD

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This is the largest ground floor apartment I have seen that is all on the one level and totals 200 M2 with exclusive north facing Courtyard and private gate has just been installed. The complex is pet friendly and there is also a large gated terrace on entry so its a great apartment for keeping the little ones inside, if you have mobility issues, at a mature age in life when you no longer want to climb stairs or you are simply downsizing but still want space this is the one for you! Being a ground floor apartment it offers direct access from your warm sunny courtyard to the lap pool and other facilities. It's an easy stroll across to Double Bay where you can sit and relax by the water, enjoy a coffee with friends or dine in one of the fabulous restaurants on offer, living so close to this amazing location is a lifestyle so many enjoy and envy.

Leeward Apartment has house sized apartments and with the extra large terrace and exclusive courtyard adds to the overall feeling of space and freedom within the Unit. The exclusive garden is north

Price	SOLD for $585,000
Property Type	Residential
Property ID	201
Floor Area	200 m2

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facing so enjoys the winter sun and is cool in summer offering extra space to relax and unwind. It has fully ducted airconditioning but also has great cross ventilation throughout so you will very rarely feel hot and when you do the lap pool is just at your back door and is heated in winter if you enjoy a swim. The complex offers other great facilities from Lagoon Pool, Spa Pool, Large Gymnasium with projector and music, full sized tennis court, sauna, toilet and shower facilities and a good size bike and watercraft storage shed.

Leeward Apartments now has over 80% owner occupiers and all the residents seem so lovely, there are social get togethers organised if you wish to join in otherwise feel free to do your own thing, no-one takes offence as Leewards laid back lifestyle and living on Island time is the name of the game! When you enter through the gated large terrace area and come to the front door you will be amazed at the fabulous size of the whole apartment including the bedrooms and the Master being massive and a very large ensuite with double vanities plus large walk in robe. This apartment offers great separation to the other 2 large bedrooms on the opposite end that open out to the terrace and there's plenty of living space in between!

There's a shower and spa bath in the main bathroom, toilet is separate and quite a good separate compact laundry with plenty of space, drawers and cupboard for linen, ironing board, broom etc.
Leeward Complex is a very friendly complex and offers a safe environment as a gated community with intercom access and remote control entry gates. There are 2 car parks and plenty of room to add storage in car park basement. The apartment is currently tenanted but the lease has come to an end, it requires a little TLC but you can put your own stamp on it and have it looking like new in no time!

- **large ground floor with terrace and courtyard**
- **200 M2 on one level for ease and convenience**
- **pools, spa, gym, sauna, tennis, bike/watercraft storage**
- **large living and massive Master, ensuite and WIR**
- **bathroom is separate to toilet and also has a spa bath**
- **gym has audio/visual with big screen and book club**
- **secure gated community with intercom and fully fenced**
- **90% owner occupiers and low body corp fees for Island**

- **just across the road - BBQ areas, Restaurants and Store**
- **200 metres to bus stop and quick access to highway**
- **5 mins to beach, shopping centre, cinemas and Hospital**
- **approx 10 minutes drive to Mooloolaba Esplanade**
- **15 min to Maroochydore Plaza and 20 mins to Airport**
- **Kawana Island is a sought after suburb, safe and central**

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