



Unit 21/1 Grenada Way, Kawana Island



*Live a large lifestyle in this large Ground Floor Gem!*

- Easy if downsizing as House sized Apartment
- 95% Owner Occupiers, no short term rentals
- 2 Direct North Facing Courtyards with grass
- Southern Terrace on Entry Private with gate
- Large Master with Ensuite and Walk in Robe
- 2 end Car Parks in Secure lock up Basement
- New Downlights and New Fans throughout
- Push back Stacker Doors bring the outside in
- Cool and Airy plus 4 New A/C split systems
- Spa Bath in main Bathroom, separate Toilet
- Separate Laundry with plenty of Storage
- Tenant in place, secure now, move in later!
- Pools, Tennis, Gym, Sauna, Lap Pool, Storage
- Central location opp Double Bay Beach Park
- Opposite Restaurants and Convenience Store
- Secure fully Fenced Complex with intercom

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Price SOLD for  
\$910,000

Property Residential  
Type

Property ID 358

Floor Area 211 m2

*Agent Details*

Leanne King - 0439910235

*Office Details*

The Property League

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**AroRealty**

- **only 5 minutes to Beach, Shops and Hospital**
- **10 mins to Mooloolaba Beach and Esplanade**
- **10 kms walking and bike trails around Island**
- **20 mins local airport one hour to Bne airport**

Not far from Mooloolaba but away from the hustle and bustle this property is large, secure, private, quiet and cool! These ground floor properties are sought after and rarely come on the market as Leeward offer house size apartments with 95% owner occupiers!

It has 2 courtyards that are direct north facing with grassy areas making it extra convenient to the facilities and it also has a very large terrace on southern entry with gate. It is a very open, airy apartment as the big glass doors can be pushed right back offering excellent cross ventilation from front to back so it is a comfortable and cool apartment to enjoy and take in the sea breezes. It is currently rented so if you are an investor or want to secure now and move in later these ground floor ones are rare to the market!

It also has separate reverse cycle split system air conditioners in all 3 bedrooms as well as a larger system to cool down or warm up all the living areas if required. If you are downsizing from a house and need ample space this is the apartment you are looking for. Come along Saturday at 1 pm as will be open 45 minutes to view inside and around this resort communities lovely surroundings. There's a Lagoon Pool and Spa, a 2 lane lap pool, fully equipped gymnasium with library, a sauna plus separate toilet and shower facilities located behind Gym. Enjoy a hit of Tennis? there's also a full size tennis court and bike and watercraft storage shed to house your bicycles, kayaks and stand up paddle boards as the Lake is directly across from the popular Leeward Apartments.

Check out the spacious floor plan and you will note bedroom 2 and 3 are either side on entry with security and glass doors which open out onto the extra large terrace which is secured with a gate. The master bedroom is massive and has its own courtyard on the northern side so there is great separation between master and the other bedrooms offering great privacy for the parents or whoever is lucky enough to have this over sized room with ensuite, double vanities, shower, toilet and walk in robe.

You'll be amazed at just how much you can fit into this apartment with its extra large living, lounge and dining areas plus of course the 3 courtyards which can house plenty of outdoor furniture, pots and plants. It is also a pet friendly complex and you could add a gate on north facing entrance if you desire. These apartments are an excellent option to a house as there is no work to be done, you can just sit back and enjoy the lovely resort facilities from this amazing location and toast yourself to your smart purchase!

Also Leeward is located right opposite Double Bay Beach Park and Lake where you can enjoy the BBQ Facilities, kick a ball around with the kids or enjoy a lazy long lunch while enjoying the beautiful water views of Lake Parrearra that flows onto the Mooloolah River which connects to mouth of the river at Mooloolaba and out to the Pacific Ocean. There is 10 kilometres of walking trails around the Island but you can cycle into Mooloolaba in 10 minutes. There's a foot bridge further up the Island that takes you over to the Kawana Hotel and Shopping Centre and Gold Class Cinemas. There is also a convenience store beside the restaurants at Double Bay Beach Park where you can pick up the milk, bread and paper or put your lotto in so there is no need to always be getting in the car as this is literally across the road.

When you do get the car out it is only several minutes drive to the Hospital down along Kawana Way where you will pass another Centre where you could do your shopping also and which offers a number of services. Head to Kawanas main beach in 5 minutes where you'll find a patrolled beach and surf club and Kawana Shopping World with Gold Class Cinemas. The beautiful beach extends from Point Cartwright all along the East Coast down to Caloundra, in fact you can walk all the way down to Currimundi on the Beach. There is also bus stops that will take you to the Shopping Centre and the University and they depart on a regular basis.

Kawana Island is a very central location in the middle of the Sunshine Coast so everything is in easy reach, only a few minutes to the Motorway and only an hour to Brisbane International Airport, 15 minutes to The Plaza and 20 minutes to the local Airport. Don't miss out on this amazing open plan spacious apartment with great flow

through, secure it now!

*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.*