



Unit 9/38 Bahamas Cct, Kawana Island



Spacious Ground Floor with lovely Water Views across Courtyard totalling 281 M2

Owners reluctantly need to sell and move south so if you are wanting to downsize and looking for the perfect ground floor property with courtyard unit 9 should tick all your boxes! This spacious house sized apartment situated on an end with ample light and airflow is a rare find and is situated in an apartment complex with 95% owner occupiers, almost unheard of and no short term rentals or air bnbs allowed so it's peaceful living at its finest. When you walk through the front door you will be amazed at the lovely views, seamless flow through with great cross ventilation and spacious open plan. It has very generous wide balconies leading down a few steps to an almost 100 metre square exclusive use courtyard then across Double Bay Park to the sandy beaches and glistening Parrearra Lake that leads out to the Mooloolah River and beyond to the Pacific Ocean!

It has the perfect north facing aspect with balconies extending out from the Living Room and Master Bedroom with new ducted air

3 2 2 281 m2

Price SOLD for
\$1,200,000

Property Type Residential

Property ID 411

Land Area 281 m2

Floor Area 184 m2

Agent Details

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conditioning throughout, it has newly installed blackout and sheer curtains as well as new roll down blinds that go right to the floor and fitted on both northern balconies to block out the winter sun or keep the weather out when needed. This apartment is also situated on an end with extra windows along the side creating more light and airflow. It also has a private little entrance at the bottom of courtyard giving you quick easy access to the gate opposite park, lake and restaurants. The gardens are well manicured and easily maintained and the lawns and hedges of the courtyard are regularly tended to so there is nothing to be done here but just move in, kick back relax and enjoy the beautiful sea breezes filtering through this absolutely stunning and unique apartment.

Please note the master bedroom is massive and has a walk in robe and ensuite and there is great separation between master and other 2 bedrooms which are positioned on southern entrance and located either side of hallway with glass doors letting in more light. There is also a beautiful luxurious spa bath in bathroom and shower plus separate toilet and laundry is very functional with quite a few cupboards and drawers. At the front southern entry there is a lovely little garden area with room to sit on your terrace and take in the pleasant tropical views of the lagoon and spa pools with a separate 2 lane 20 metre lap pool up above and there's plenty of space around the pools for catching a few rays or catching up with friends for a sundowner at the end of the day!

There is no excuse not to exercise here as there is a fully equipped gym, full sized tennis court and bike and watercraft storage to house all your bicycles and kayaks with 10 kilometers of bike and walking trails and a lovely lake out front that surrounds the Island so you can set your own pace with a scenic walk or cycle into Mooloolaba in less than 10 minutes. There is so much to do from this awesome property and that very convenient opening at the end of the courtyard taking you right to the front gate opposite the park can be extra handy if you do have a little pooch so please note Leeward is definitely a pet friendly complex. The apartment is in a private position within the complex and set back away from the main road with the extra large courtyard in between making it a peaceful and pleasant but a very convenient and easy place to call home.

This is a superb central location and living on Kawana Island truly offers a great vibe with the park opposite, BBQ areas are positioned over the water to enjoy a family get together or meet with friends at one of the lovely restaurants and enjoy a nice meal or cocktails and tapas. In the coming months they are starting up the Jazz Music Fun Days in the Park again, it sure is a great community and good vibe that will make you realise what an awesome place it is to live so close to it all. It's also only minutes to major shopping centres, gold class cinemas, Kawana patrolled beach and surf club, hospitals, hotels, a library, centrelink, numerous restaurants and cafes plus so much more all within easy reach.

The local airport is only a 20 minute drive and it's only an hour down the Bruce to the Brisbane International Airport. This address offers a great lifestyle for those of you who realise it's about time you sat back and started enjoying all the fruits of your labour! It's so much better to let someone else look after the yard, the hedges, the pool and external maintenance of your property, this is what body corp fees are for plus peace of mind when travelling as you just lock and leave it without a care in the world. If you are looking forward to enjoying an awesome but simple and easy lifestyle with nice friendly neighbours this is definitely the property for you! The bus stop is a short 2 minute walk away which will take you to shopping centres, schools, the uni and more so don't delay this is probably going to be that special one that ticks all your boxes and finally makes that search for the perfect property a thing of the past!

- 3 Large Bedrooms with Built Ins
- Master - Walk in Robe+Ensuite
- Exclusive Use Courtyard 97M2
- Pleasant Water and Park Views
- Near New Fully Ducted A/C
- Private and Peaceful Position
- North Facing - Perfect Aspect
- Open Plan Seamless Flow Thru
- Roll Down Blinds on Balconies
- Two Car Garage with Storage
- New Curtains throughout

- Neat Courtyard tidy gardens
- 98% Owner Occupiers
- Lap Pool - 2 lanes 20 metres
- Lagoon, spa pool and Sauna
- Full Sized Tennis Court
- Bike Watercraft Storage
- Pet Friendly Unit Complex
- Enjoyable Leisurely Lifestyle
- Close to Shops and Cinemas
- Close to Hospitals and Beach
- Central Convenient Location
- 20 minutes Local Airport
- 1 hour to Brisbane Airport

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