







Top Floor Penthouse with Ocean Views and extra Conveniences for Ease and Mobility!

This amazing spacious apartment has been priced to sell and is truly a well thought out modern layout with extra wide front door and remote control for ease of access. The master ensuite is totally set up for a resident with disability or simply that extra comfort and ease for an aged person with mobility issues or couple requiring that extra peace of mind. Added ramps to the extra long balcony with heightened flooring makes it so easy to spot the whales and watch the ships go by; enjoy some beautiful sunrises over the ocean to the east or lovely sunsets to the west, this truly is a great apartment and location to live!

The Kitchen is stylish, modern with ample space for a wheelchair and even has a and a very large open pantry as well as wall oven at the ideal height and the main bedroom offers a very large walk in robe with rail as well as an ensuite that has been totally designed for anyone with disability / mobility issues making life so

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Price	Offers from $1.5M considered
Property Type	Residential
Property ID	469
Floor Area	155 m2

Inspection Times

Sat 07 Nov, 11:00 AM - 11:45 AM

Agent Details

Leanne King - 0439910235

Office Details

The Property League

much easier on a day to day basis. There is also some additional space that can ideally be used as a study nook / office or could be built in to create more storage if required.

There are no other units adjoining this penthouse as it is private with good cross ventilation and windows to let in the sound of the sea and ocean breezes filtering through with separate A/C units in all rooms together with good quality timber flooring throughout. It was previously rented out as an NDIS unit and owner enjoyed some great income; it has a new UPS or uninterrupted power supply for that added peace of mind and a brand new instant hot water system has also been installed.

Living at the Hedge apartments could not be better as it is located directly across from The Kawana Shopping Centre offering just about everything that you would need including Coles, Woolworths, Big W, Aldi, Best and Less and many services and specialty stores including an Event Cinema Complex together with Gold Class Theatres and downstairs on the Ground level there are 2 very popular coffee shops, beauty salons, barber, physio, pilates, urban lamb and so much more nearby including Library, The complex has a magnesium pool, gym and barbeque area with seating on the first level and is pet friendly!

Medicare, IGA and many medical facilities from Doctors, Dentists, Optical and the main Hospitals are less than 15 minutes away. It will only take you a few minutes to stroll over to the main Kawana Patrolled Beach and Surf Club where you can go and enjoy a cool refreshing drink, some light entertainment or enjoy a tasty meal, The Surf Club will be undergoing some major renovations starting in early 27 and will be one of the newest and exciting Clubs to visit here on the Sunshine Coast.

The Suburb of Buddina is surrounded by nature offering kilometres of beach to enjoy or take in the scenic views from on top of Point Cartwright. You can wander down through the National Park and come out at the mouth of the river where all the fishing and cruise boats come and go, enjoy a lovely stroll along the river that runs adjacent to La Balsa Park dotted with many seating areas and BBQ spots to just sit and watch the world go by

or throw a line in and maybe catch your dinner!

Secure your little piece of paradise now and become an owner occupier; enjoy living on top in this private stylish and affordable penthouse or rent out now and enjoy some great income and then move in down the track when the time is right!

Please note 25/26 financial year was rented out through Disability Housing Solutions at an income $126K or $95K nett

- **Top Floor Private Penthouse**
- **Enjoy lovely Ocean Views**
- **Large and Spacious Apartment**
- **Situated between Beach & Shops**
- **Wheelchair and Pet Friendly**
- **Top Applicances plus Wall Oven**
- **All bedrooms open out to Balcony**
- **Pool, Gym, BBQ on First Level**
- **Only 15 mins to Hospital Precinct**
- **NDIS with UPS for peace of mind**
- **20 minutes to Local Airport**
- **Everything is on your Doorstep**
- **You'll hardly need to get car out**
- **Great cross ventilation throughout**
- **Split A/C systems in all rooms**
- **Intercom System for your visitors**

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