



Unit 15, 38 Bahamas Cct, Kawana Island



Downsize easy into this Large Secure Top Floor North Facing Apartment with Views!

This top floor 3 bedroom apartment with spacious open plan has seamless flow through out onto the wide balconies and is situated in an ideal location within the complex in a very private and quiet position. These top ones on this side are rare to come onto the market and with a total north facing aspect and beautiful views opposite Double Bay Beach Park and Lake Unit 15 should definitely tick all your boxes. It has such a pleasant ambience and you can enjoy some lovely outlooks including sunsets from this top floor gated unit giving you a feeling of safety and security at all times. It is warm in winter with roll down blinds on both northern balconies and its lovely and cool in summer with great cross ventilation throughout with full sliding doors on all bedrooms and the master and living have tiered glass doors that can be pushed right back to bring the outside in. If you are thinking of downsizing you will be amazed at what you can fit in this spacious apartment; large wide balconies, extra linen cupboard in ensuite, extra

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Price SOLD for
\$1,050,000

Property Residential
Type

Property ID 410

Floor Area 181 m2

Agent Details

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Office Details

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AroRealty

storage in basement and ample storage throughout!

New ducted airconditioning with additional outlet in ensuite has been added and 2 skylights positioned in dining and ensuite making it light and bright with no lights needed during the day. The 3rd bedroom has been cleverly opened up on northern side and used as office and media room letting in more light and a way of taking in the lovely views on offer or can be closed when privacy is needed. The large open plan with white stone island bench and fully functional kitchen with new oven will make you feel like you are on holidays everyday and it is positioned in a resort style complex and an added bonus is there are no short term rentals or air bnbs allowed making it a much more enjoyable place to live unlike many apartment complexes on the Sunshine Coast that do not offer this.

In the basement there are 2 separate car parks (not tandem) plus an extra large handy lockable storage unit to house those bulky items that don't need to come upstairs. The complex also offers many great facilities; 2 lane lap pool, large fully equipped gymnasium, great outdoor spa pool and lagoon pool and if you enjoy a spot of tennis there is a full sized tennis court positioned on western end together with bicycle and watercraft storage for all your boards and bikes. There's also a sauna with toilet and shower facilities opposite that is conveniently located behind the gym and pools. The beautiful manicured gardens surrounding the apartments are well maintained and the complex is very secure and fully fenced with an intercom system.

The positioning of this lovely top floor apartment has a lockable gate on southern entry plus means you have no-one above so its very peaceful, private and secure. The Island offers 10 kilometres of bicycle trails and you can cycle into Mooloolaba in 10 minutes. It's in the perfect position opposite Double Bay Beach Park and Lake and offers a fabulous lifestyle. You can take the kayak out for a paddle, enjoy a barbeque with friends positioned over the water for you to take in the beautiful surrounds or enjoy a great meal or cocktail and tappas in one of the popular restaurants. All this is only a short 2 minute stroll away from this fabulous apartment, it does not get much better than this!

The Kawana Patrolled Beach and Surf Club is only 5 minutes drive as well as Kawana Shopping World and Gold Class Cinemas. Everything is so close and all within easy reach from this very central and convenient location including the hospital and Medical Precinct only minutes down Kawana Way. Not far from Leeward and in minutes you can be on the Sunshine Coast Motorway and at the Local Airport in 20 minutes and just an hour down the Bruce Highway and onto the Gateway Motorway you will arrive at The Brisbane Airport. Don't miss out on this amazing top floor apartment where there is nothing to be done but just move in and enjoy the fabulous island lifestyle!

Body Corp Fees Sinking and Admin \$9260 and Insurance \$1390
Totalling \$10,650 PA (payable quarterly) Rates \$2k PA (payable 6 monthly)

- Top floor direct north facing
- Large open plan and light filled
- Skylights in Dining and Ensuite
- Great private and quiet position
- Spacious wide balconies on North
- Lockable Gate on southern entry
- Fully fenced with intercom access
- 2 separate car parks and storage
- Fully Ducted new Air-Conditioning
- Complex has 98% owner occupiers
- Bedroom 3 extra door northern side
- New; carpets, curtains, fans, painted
- Tropical Views on south side/entry
- Lap, Spa, Lagoon Pools, Tennis, Gym
- Bike and Watercraft Storage Area
- Opp Double Bay Beach and Park
- Opp Restaurants, BBQ areas, Lake
- 5 mins to Patrolled Beach/Surf Club
- 5 mins to Shopping Centre/Cinemas
- Close to Hospitals and much more
- 20 mins to Sunshine Coast Airport
- Only an hour to Brisbane Airport
- Public Transport a few mins walk
- Central and convenient location

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