

**ID:21132483/2 Grand Parade, Parrearra, Qld 4575**



**Villa For Sale**

Saturday, 4 May 2024

ID:21132483/2 Grand Parade, Parrearra, Qld 4575

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 138 m2**

**Type: Villa**



Robert Brennan

0413110543

**\$695,000**

Located in the popular resort style complex of Kawana Island Villas. Villa 115 is a Regent style Villa nestled at the end of an internal road, so there is no passing internal traffic. Villa 115 is located in the North West corner of the complex, with no breezeway neighbour, only gardens and green space. The villa boasts 3 Bedrooms, 2 Bathrooms and a Single Garage. The expansive design accentuates outdoor living and a spacious living/dining area with open plan kitchen. Features include: \* Recently painted throughout. \* Three large bedrooms or two bedrooms and a multipurpose room/office. \* En-suite and second bathroom. \* North and West facing solar panels. \* All western facing living areas/bedrooms face out onto gardens and green space, Exterior blinds to shade from the summer western sun, or allow sun to stream in during winter. \* Air conditioning to Master bedroom and the Lounge/living room, ceiling fans throughout. \* Large north facing courtyard, with private west facing breezeway access, excellent for entertaining or private relaxation. \* A short leisurely stroll through the nearby security pedestrian gate, places you at Double Bay, Green Zebra and Vrina and beach access to the canal's waterways and walking paths. \* Large single car garage with automatic roller door. \* Fantastic tranquil location within the complex. The Kawana Island Villas complex consists of 165 'Freehold' villas suitable for over 50's living and has well cared for gardens and lawns undertaken by onsite managers. It is a peaceful freehold complex, quietly nestled close to beautiful canal walking paths. As it is a freehold property, there are no exit fees, you own the Villa, and you keep your profits. The pool and community hall facilities are Resort style. A heated 25m pool, Outdoor covered BBQ facilities, Community function room with large commercial sized kitchen, work shed, community garden, library, computer room and an active social club. Kawana Island Villas is the perfect location to be as social or as private as you want. Body Corporate fees are very reasonable and includes building insurance the dwelling. The complex is pet friendly and close to major shopping centers. The Sunshine Coast University Hospital Medical facilities are only a 10-minute drive away. You can take a short stroll to the Double Bay beach and café/restaurant/convenience store precinct, and public transport leaves from the front entry of the complex. The property has been lovingly renovated and upgraded. LISTED PRICE: Offers from \$695,000 (Listing ID: 21132483)