

SOLD



1, 35 Landsborough Parade, Windward Passage, Golden Beach



New owners on the 29th. Will be Sold!

This light-filled ground floor apartment on the northern side of the boutique 'Windward Passage' building perfectly positioned on a prime corner block in an absolute waterfront position, with no roads to cross, just footsteps across the parkland, to the pristine waters of the Pumicestone Passage - offers the most golden of lifestyles in a coveted location.

Across an expansive single level, the apartment comprises two bedrooms, two bathrooms, office with built-in cabinetry, open plan living and dining opening out to east facing terrace and manicured gardens, quality kitchen, and European style laundry. A hardstand area at the side provides additional space to put in a small shed, store watercraft, or even a child's swing set. Tandem basement parking for two vehicles is also included.

2 2 2 136 m<sup>2</sup>

**Price** SOLD for \$800,000

**Property Type** Residential

**Property ID** 2024

**Land Area** 136 m<sup>2</sup>

**Agent Details**

Matt Glynn - 0404 315 066

**Office Details**

Code Property Group  
9/15 Nicklin Way Minyama,  
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Features include split system air-conditioning, ceiling fans, plantation shutters, stone benches in kitchen, stainless steel appliances, spa bath in ensuite, separate bath and shower in main bathroom, private patio off master, security screens and easy-care tiled flooring.

Being an end unit light and privacy are maximised, and there is a lush grassy communal garden at front shared by the other three ground floor apartments - this is a pet-friendly complex (stbca), and there is generous space for pets and small children to play outdoors.

'Windward Passage' is one of the best located apartment buildings in Golden Beach, and onsite facilities include heated inground pool, communal BBQ areas, central atrium garden, lift access from basement, and well maintained tropical gardens.

Just metres to the water, along with kilometres of pedestrian and cycleway connecting you to either Pelican Waters or Kings Beach - there is no excuse not to keep fit and active and get out there in the sunshine. It's only 300-metres to Stockland Shopping Centre and a five-minute walk to the CBD.

If you are a keen angler, then you will be in seventh heaven here - Pumicestone Passage is a boating and fishing mecca with its calm, aquamarine waters, and picturesque outlook across to Bribie Island, Caloundra's coastline, and over to the Glass House Mountains - the most glorious outlook when kayaking or out in the tinny.

- Light-filled ground floor apartment
- Waterfront complex - no roads to cross
- 2 bedrooms, 2 bathrooms, office
- Quality kitchen, stone bench tops
- Expansive alfresco terrace & lawn area
- Split system A/C + ceiling fans t'out
- Private patio off master bedroom
- Tandem parking for two vehicles

- Footsteps across parkland to Passage
- Onsite heated pool, tropical gardens
- 300m to Stockland Shopping Centre
- 5 minutes' walk to Caloundra CBD
- Water lovers' nirvana, lifestyle gold!

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