

SOLD

MOOLOOLABA

POINT CARTWRIGHT

LOCAL PARK

code

31 Tarawa Street, Kawana Island



## Park, River, Lifestyle: My Island Home

Located opposite an expansive waterfront park in sought-after Kawana Island is this double-storey home just one street back from the Mooloolah River and walking distance to all Island amenities including dog park, dining precinct, and waterfront pedestrian/cycleways that provide wonderful connectivity throughout the community.

Across two levels the home comprises three bedrooms, two bathrooms, third toilet, office/media room, open plan living/dining, modern kitchen, open plan living/dining flowing out to covered alfresco overlooking lap pool, exclusive north facing balcony off master bedroom, separate laundry, and double lock-up garage on a fully fenced ultra-low maintenance 324m2 block.

Neat and tidy throughout, it is very comfortable and liveable 'as is' with clear potential to value-add without fear of overcapitalising in this desirable locale, and there is a gorgeous

 3  2  2

### Price

SOLD for  
\$1,100,000

### Property Type

Residential

**Property ID** 2825

### Agent Details

Ben Wilson - 0407 584 378

### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
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07 5438 3444

**code**  
PROPERTY GROUP

north-facing view across Cuba Park opposite showcased from upper balcony that incorporates river glimpses.

Existing features include 2 x split system air-conditioners, ceiling fans, floating timber flooring in living/kitchen/office, stainless steel appliances, stainless steel appliances, gas cooktop, Caesarstone benches, separate shower and bath in family bathroom, dual vanities in ensuite, security screens, and water feature alongside pool.

The home has been designed to effectively maximise space, privacy, and functionality whilst minimising maintenance. There is negligible garden work needing to be done with very little lawn to mow and lovely established pandanus trees infusing the property with a delightful, coastal ambience.

Not only conveniently located to all the Island attractions, but it's also only a short stroll to the pedestrian bridge across the river to Kensington Park at Minyama, just 500-metres away; from here you can walk or cycle to Kawana Tavern, Kawana Shoppingworld, and even the beach. Major hospitals, sporting/leisure facilities, schools, and the university are within a 5-10 minute driving radius, and it's less than 15 minutes to Mooloolaba (or 35 minute walk).

Long-term investor owner is a committed seller, and the property is vacant and rent-ready or move-in ready to live and love. Buyers in the market for a coastal lifestyle home that's not only easy to care for, but easy to lock-and-leave when travelling, and with the promise of genuinely attractive capital gain over time, particularly if updated...this has your name on it!

- Island living awaits – wonderful location opposite waterfront park
- 3 bedrooms, 2.5 bathrooms, office/media + open plan living/dining
- Modern kitchen with stone benches, gas cooktop & s/steel

appliances

- Private covered alfresco patio overlooking lap pool with water feature
- Upper north facing balcony off master with park views & river glimpses
- Low maintenance inside & out - 324m<sup>2</sup> block, easy to lock & leave
- Walk to parks (including dog park), dining, & pedestrian/cycle ways
- Kawana Shoppingworld, Kawana Tavern & surf within walking range
- Minutes to beaches, schools, hospitals, uni. & major arterial routes
- Great buying with potential to value-add in this desirable lifestyle locale
- Long-term investor owner is seeking a Spring sale, so be quick to act

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*