## BEACHSIDE LIVING AT ITS VERY FINEST

Those already lucky enough to live within this picturesque blue chip Mudjimba Beach precinct are well aware that the idyllic coastal lifestyle of sun, surf and serenity they enjoy every day is fast becoming the worst kept real estate secret on the Sunshine Coast. 52 Kawanna Street, an immaculately presented 6 bedroom, 4 bathroom family home, provides the extremely rare opportunity to make your dream of living in a truly premier beachside location a wonderful reality.

Nestled at the foot of a quiet cul de sac on a private 607m2 allotment amongst the iconic paperbark trees that contribute much to the timeless charm the area is renowned for, this special property sets an impressive benchmark inside and out. Once the front door swings open and your feet hit the polished timber floorboards, the combination of high ceilings and a spacious open plan lay out integrate beautifully to provide a naturally bright, light filled living environment.

The centrepiece of the upper level is no doubt the oversized kitchen that features a striking waterfall edged stone island bench, 900mm gas oven/cooker and ample quality cabinetry that would impress any household chef. The seamless access enjoyed from here to the dining and living spaces, as well as the front veranda and large rear deck provide numerous settings to celebrate any occasion, making entertaining an absolute breeze. Speaking of breeze, the elevated position and close proximity to the beach (which can be effortlessly accessed by walking the

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 134 |

### AGENT DETAILS

Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs
Shop 2B/1 Chancellor Village Boulevard Sippy Downs, QLD, 4556 Australia
07 5445 6500

access path just metres from your doorstep) ensure that the sound of the Pacific Ocean and the cool air that moves off it flows throughout the home.

The master bedroom is also on this level, enhancing privacy and separation from the rest of the home; the parent's retreat is well complimented by a stylish double vanity en suite bathroom and a walk in wardrobe that's size is sure to please.

Downstairs, the tasteful renovation and clever reconfiguration of the floor plan is a testament to the sellers & will provide the lucky new owners with numerous options in the future. All four bedrooms on the ground level are good sized and feature either built in, or walk in wardrobes while the main of two bathrooms boasts a bath tub for kids wash time. The large tiled living area is a great space to utilise for whatever purpose best fits your lifestyle, whether that be a media room, a children's play corner or anything in between. This space is flanked by a laundry that's more than large enough to modify into a kitchenette to establish true dual living, as well as an independent office/study that would perfectly suit anyone who works from home.

Outside amongst the low maintenance garden beds there is both a front, and back yard (room for a pool), a hot/cold outdoor shower to wash the sand & salt off after what will no doubt become regular trips to the beach, as well as a fully powered workshop/shed for the home handyman/woman.

Also Featuring;
• Electric Remote Controlled Security Gate
• Undercover Parking for two vehicles
• Close proximity to riding paths & public transport
• Short walk to the vibrant cafes/shops of Mudjimba Esplanade & family friendly parks
• Convenient public beach access; 190 paces and the sand will be between your toes
• Floor plan available on request

52 Kawanna Street represents the chance of a lifetime to not only secure a superb, luxury beach side property, but also the unparalleled coastal lifestyle and infinite happy memories that will go hand in hand with your new home.

Call Drew Isaacs on 0468 950 301 to organise your private inspection or come and visit one of our scheduled open homes before someone else takes advantage of this incredible opportunity.

*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.*