



1A Island Ct, Minyama



THE ULTIMATE NORTHFACING WATERFRONT PROPERTY NESTLED IN THE PRESTIGIOUS DEEP WATER MINYAMA CANALS

On first impression you will marvel at the sheer size of this house, 590m² over two levels, with it's premier statement location at the entry of Island Court.

When you enter this beautiful home, you will be immediately drawn to the 6m internal ceiling. The clever architecture design combining straight natural lines with vast open voids allows for cross flow ventilation and an abundance of light.

This unrivalled north facing 5 bedroom, 5 bathroom residence boasts resort style living at its finest. It is perfectly designed for entertaining with its large alfresco area, outdoor kitchen and bbq, built in bar and pizza oven, it will keep your family and friends entertained throughout the holidays, while you relax in the wet edge inground pool overlooking the expansive view up the canal.

This is the perfect home for a growing family with the 888m² allotment giving ample room for children to play. The quiet Court allows your children to ride their bike and play safely outside. In addition, this corner block will never be overlooked by neighbours with council land permanently to the right of the property.

Ascend the timber staircase to the master bedroom/parents retreat with expansive water views up the canal, which opens on to an outdoor balcony with glimpses of Mooloolaba. It has a large walk in wardrobe and

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Price	SOLD for \$3,300,000
Property Type	Residential
Property ID	4974
Land Area	888 m ²

AGENT DETAILS

Jason Akermanis - 0490214584

OFFICE DETAILS

Ascot
Unit 1 146 Racecourse Rd Ascot,
QLD, 4007 Australia
0490 214 584



adjacent 'his' robe, full ensuite with a double shower and double vanity, soak in the corner spa bath while enjoying the beautiful view.

While also on this level, immerse yourself in the total cinema experience with a purpose built 7 seated tiered theatre room with built in bar, which opens on to the east facing balcony giving you views across the adjacent canal.

This amazing home is conveniently located close to shops and schools. It is walking distance to Kawana Shopping Precinct, with Gold Class Cinema and Dining. Avoid the traffic bustle, with the famous Mooloolaba beach just a short bike ride away. It is 10 minutes to the Sunshine Coast University Hospital and only 15 mins from the Sunshine Coast airport.

The deep blue water of the Pacific Ocean awaits you. This home is a master class in entertainers' excellence, so create your life as you dream it. Call Richard or Jason today and arrange a private viewing.

Additional Features

- Large open plan kitchen/living and dining with spectacular water views, with trifold doors opening onto the alfresco area, bringing the outdoors - in
- Smeg kitchen appliances
- 2 generous twin rooms with large built in robes, adjacent to the master bathroom
- 2 spacious guest bedrooms with built in robes and large ensuites
- Zoned ducted air conditioning
- Security Alarm system
- Ducted vacuum with a kitchen maid
- Deep water pontoon with 15v amp for the boating enthusiast (current owners comfortably moored their 52ft boat)
- Separate 3 car garage accommodation PLUS an adjoining car park provides secure parking for up to 4 vehicles (including room for boat or caravan)
- Tucked behind secure electric gate with thoughtfully designed privacy walls and fencing.
- Low maintenance garden
- Children's play area with soft fall artificial grass
- Ample storage

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