








## 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 m2 |

### AGENT DETAILS

Jason Akermanis - 0490214584

### OFFICE DETAILS

Ascot
Unit 1 146 Racecourse Rd Ascot,
QLD, 4007 Australia
0493 472 808

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

*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.*