

SOLD

107, 13 Nicklin Way, Minyama



## North Facing Waterfront: Views, Lifestyle, Location

This light-filled ground floor apartment in the well-located waterfront Bluewater Point complex offers effortless coastal living of the highest calibre in the heart of desirable Minyama, showcasing unobstructed northerly harbour views – glorious by day and stunning at night with the shimmering lights flickering across the water.

Across a generous 148m<sup>2</sup> is the perfect size for a couple or small family; comprising three bedrooms, two bathrooms, open plan living, quality kitchen, expansive covered terrace and exclusive garden, and separate laundry; plus, there is secure basement parking with storage for two vehicles.

Ducted air-conditioning, ceiling fans, granite benches, stainless steel appliances including integrated dishwasher, dual vanities in ensuite, direct terrace access from main bedroom, additional

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**Price** SOLD for  
\$1,280,000

**Property Type** Residential

**Property ID** 2756

**Floor Area** 148 m<sup>2</sup>

### Agent Details

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storage area in garden for fishing rods/paddleboards/kayaks, and sweeping views across Jessica Haven from living, kitchen, and master bedroom – are among the apartment's notable features.

There is direct private gated pedestrian access to the public waterfront boardwalk – a great spot to drop a line in just footsteps from home, you can pop back in for a cold drink & a snack! If you do have a boat, you may be able to moor it at the complex (subject to availability) and from here there is deep water access.

Residents and guests of Bluewater Point have access to extensive onsite facilities including heated tropical pool and spa, wading pool, fully equipped gymnasium, sauna, and communal BBQ areas. Onsite managers maintain the complex and its manicured gardens impeccably, and it is pet-friendly (stbca).

From here you can walk to the waterfront tavern, Kawana Shoppingworld, cinemas, dining, parks and playgrounds, Kawana Surf Club and patrolled beach, Buddina State School, and public transport. Point Cartwright Lighthouse Reserve and La Balsa Park are just a few kilometres away, and it's less than 10 minutes to Mooloolaba.

Major amenities such as the university, public and private schools, public and private hospitals, sporting/leisure facilities, and the motorway are within 10-12 minute radius; and it's only 18 minutes to the local airport and 70 minutes to Brisbane International Airport – this is an ultra-easy property to lock and leave when off travelling too, so start planning your next holiday and tick another box on the bucket list.

Buyers in the market for waterfront living will appreciate the lifestyle, location, and outlook this impeccable apartment offers; owners are highly motivated to sell, and a purchase today could see you in and settled by Spring 2024, how exciting!

- Ground floor apartment in Bluewater Point
- Perfect northerly aspect – light, views, breezes
- Breathtaking marina views delight day & night
- Generous 148m<sup>2</sup>, suit couple or small family
- 3 bedrooms, 2 bathrooms, open plan living
- Well-equipped kitchen with granite benchtops
- Expansive terrace + exclusive easy-care garden
- Communal fruit and vegetable garden
- Basement parking for 2 vehicles + storage
- Onsite resort pools, gym, BBQ areas, sauna
- Direct gated access to waterfront boardwalk
- Short walk to bus, shopping centre, tavern
- 17 minute walk to surf club & patrolled beach
- Ultra-easy to lock and leave when travelling
- Desirable waterfront Minyama living awaits

*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.*