







40 Kakadu Circuit, Banksia Beach

Luxury Single Level Living, Waterfront Lifestyle, & a Pool Area That Steals the Show!

Positioned in the prestigious Kakadu Circuit in Banksia Beach, this spectacular residence offers an impressive blend of luxury, space, functionality and relaxed coastal living /u8212? all just a short stroll from the waterfront.

I would like to welcome you home to 40 Kakadu Circuit, Banksia Beach, on the beautiful Bribie Island.

Why you'll love it:
Designed with both everyday comfort and entertaining in mind, this is a home that immediately makes an impression. One of its greatest strengths is the exceptionally practical floorplan, with all bedrooms, bathrooms, the kitchen and main living areas positioned on the lower level, making day-to-day living effortless.

The pool area is a genuine showstopper.

With a resort-style feel, established gardens, covered entertaining areas and its unique poolside setting, this is a space designed for long

4 2 2

FOR SALE
Offers around $1,350,000

VIEW
By Appointment

AGENTS
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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

afternoons, family gatherings and entertaining in style. It is the kind of outdoor area that instantly sets this home apart.

Property attributes:
Lower level: All bedrooms, bathrooms, kitchen and main living and dining areas on lower level.
- designed home - Architecturally designed

Quiet street
Color bond roof
Brick rendered build
Solar system - 5kw
High ceilings
LED downlights throughout
Security screens throughout
Art work recess
Room for caravan and boat
Plank flooring throughout
front patio/courtyard - Under cover, private
Grand front entrance with double Crim safe screens
Large double door main entry
16,000-litre water tank
Short stroll to waterfront
Double lock up drive through garage - Epoxy floor, motorised roller door, internal access
Reverse-cycle air conditioning
Resort-style outdoor entertaining area - Electric blinds x 2, tiled, power and lighting, overlooking sparkling pool and lush gardens
8m x 3m in-ground swimming pool w multiple water features, glass pool fencing
Pergola entertaining area in pool - Unique moat surrounding the pool/pergola area
Spa
3 garden sheds
Brand new kitchen - Stone bench's, Electric stove top and oven - oven never used, great bench space and storage, overlooking sparkling pool
Dining - overlooking rear patio, access to patio
Formal lounge room - carpet, aircon, access to front patio
Main bedroom - Carpet, access to patio, ceiling fan, walkthrough robe, En-suite - tiled, shower, double separate vanity, shower, separate bath, toilet
Bedroom two - Carpet, built in robes, access to private courtyard, electric blinds
Bedroom three - Carpet, built in robes, electric shutters
Bedroom four - Carpet, built in robes, electric shutters, ceiling fan
Main bathroom - Tiled, vanity, shower, bath
Separate toilet
Laundry - great bench space and storage
Linen press

Upper level:
Large multi purpose room - carpet, kitchenette, air con
Sunroom/sitting room - Plank flooring

Upstairs, the additional multi-purpose living area with kitchenette and private balcony provides another level of versatility and separation. Whether used as a retreat, games room, home office or extra entertaining space, it gives the home even more flexibility for families of all sizes.

The location is equally impressive. Just down the street you will find the beautiful Kakadu bird sanctuary, while the waterfront, walking tracks, parks and everything Banksia Beach is loved for are all within easy reach.

Offering prestige, lifestyle and a layout designed to suit real everyday

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living, 40 Kakadu Circuit is a home with genuine presence and one that deserves to be experienced in person.

For further information on this stunning home, contact Troy Kelly TODAY on 0466 976 946.

MORE DETAILS

Property ID	XKWHCP
Property Type	House
Land Area	750 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Pool
	Spa
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank











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