



11 Karinya Place, Twin Waters

## Twin Waters' Most Iconic Waterfront Masterpiece

Welcome to 11 Karinya Place - a landmark residence where architectural excellence, absolute privacy and effortless waterfront living combine in spectacular fashion.

Set within the prestigious 'Karinya Island' precinct of Twin Waters, this remarkable home occupies a sprawling 1,048m<sup>2</sup> north-east facing allotment over expansive broad water. With parkland bordering the western boundary and only one adjoining neighbour, the level of privacy is exceptional - a rare offering in such a tightly held dress-circle enclave.

From the moment you arrive, the home's timeless design and refined presence make a lasting impression. Designed on a grand single level, the residence is generous in every proportion, delivering both relaxed comfort and sophisticated entertaining without compromise.

At its heart, an expansive open-plan living and dining zone creates a warm and inviting ambience. Solid sandstone feature walls add texture and character, while wide banks of glass bi-fold doors dissolve the boundary between indoors and out, capturing cooling breezes and stunning water views. A formal sitting room offers an additional retreat

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### FOR SALE

Expressions of Interest

### VIEW

By Appointment

### AGENTS

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### AGENCY

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for quieter moments.

The kitchen, complete with built-in bar, will delight the avid chef and is perfectly positioned to service both indoor gatherings and abundant alfresco entertaining.

Bedrooms are luxurious and thoughtfully designed. Three oversized bedrooms are privately positioned as individual pavilions, each with its own ensuite. A spacious home office with separate entry provides the ideal environment for remote work or meeting clients in complete privacy. An additional powder room adds further convenience for guests.

Outdoors, the grounds and lakefront frame the impressive 22-metre lap pool, creating a resort-inspired sanctuary. Two large all-weather entertaining areas ensure year-round enjoyment. The waterside deck, complete with slipway access, allows you to launch a kayak directly into the 42-hectare recreational lake.

Surrounded by scenic walking and cycling tracks that connect the lagoon to the banks of the Maroochy River, and located just minutes from pristine beaches, local shopping, golf and the Sunshine Coast Airport, this address delivers lifestyle and convenience in equal measure.

#### Features Include:

- Iconic waterfront residence in blue-chip 'Karinya Island' location
- Expansive 1,048m<sup>2</sup> block with prized north-east aspect over broad water
- Only one neighbour plus adjoining parkland for ultimate privacy
- Timeless architectural design on a generous single level
- Three spacious bedrooms, each with private ensuite
- Separate home office with private entry
- Additional powder room
- Formal sitting room plus expansive open-plan living and dining
- Appointed kitchen with built-in bar
- Solid sandstone feature walls
- Wide glass bi-fold doors creating seamless indoor-outdoor flow
- Two large all-weather outdoor entertaining areas
- 22-metre private lap pool
- Waterside deck with slipway access to the 42-hectare recreational lake

#### MORE DETAILS

Property ID	KVBGZT
Property Type	House
Land Area	1048 m <sup>2</sup>

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