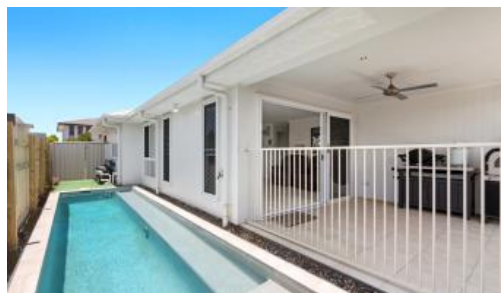


SOLD

16 Waterway Drive, Birtinga



PRICE REDUCTION...Must be Sold - Present all Genuine Offers!

This is an outstanding buying opportunity for the smart Owner Occupier and Investor alike.

Located on a prime north-east facing corner block in a dress circle waterfront street, is this single level family home, offering effortless living inside and out, in a premium lifestyle precinct just five minutes to the beach.

Light-filled throughout with a floorplan facilitating both good separation; the home is complete with four bedrooms, two bathrooms, two separate living areas, central kitchen, alfresco patio, lap pool, and double lock up garage. There is virtually zero yard work required, more time to kick back poolside and relax.

Air-conditioning, ceiling fans, stone benches in kitchen, stainless steel appliances, glass splashback, separate bath and shower in

 4  2  2

Price	SOLD
Property Type	Residential
Property ID	1299

Agent Details

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code
PROPERTY GROUP

main bathroom, security screens, solar power, and rainwater tanks; are some of the features that enhance comfort and appeal. This is just such an easy home to live in!

The expansive living and dining flows out to pool and patio, a seamless indoor/outdoor flow which maximises light and space, all your casual celebrations will be held in this space, and the kids can swim in the pool or watch movies in the media room, whilst the adults enjoy laughter, good food, and a few drinks.

Located in a family-friendly neighbourhood with fabulous parks and playgrounds within walking distance, and just a short drive to the beach - this is a wonderful place to live and invest. Stroll across the road to kilometres of waterfront pathways for walking or cycling around Birtinya, creating great connectivity. Pack the kayaks and paddle boards also - this is a popular place for water activities.

Within close proximity to the University Hospitals and health hub, Stockland shopping centre, and sporting facilities; major amenities such as schools, university, Kawana Shoppingworld, cinemas, turf club, golf courses, and airport, are within a 5-30 minute radius. Everything you could want, or need is easy to access - the Sunshine Coast has come of age and Birtinya is right in the heart of everything!

Lifestyle, location, and low maintenance (the holy trinity); this home embodies it all.

- Single level contemporary living
- Attractive rental returns
- Prime north-east facing corner block
- Dress circle waterfront street
- 4 bedrooms, 2 bathrooms
- Media room + open plan living/dining

- Well-equipped central kitchen
- Alfresco patio overlooking lap pool
- Air-conditioning, fans, solar power
- Walk to water, parks & playgrounds
- Close proximity to hospitals, shops, cafes
- Just a five-minute drive to beach
- Effortless easy care 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.