

SOLD

HOSPITAL PRECINCT

MOOLOOLABA

BOKARINA BEACH

code  
PROPERTY GROUP

14 Osprey Drive, Birtinya



## Move-In Ready & Minutes to the Beach!

Embrace the complete coastal lifestyle with ease from the comfort of this stylish, low maintenance modern residence tucked away in a quiet neighbourhood just footsteps to fabulous parks and waterfront pedestrian/cycleways, plus minutes to beaches, shopping centres, schools, and hospitals.

Across a single level, with a northerly aspect at front; the home comprises of three bedrooms, two bathrooms, central kitchen, two separate living areas, covered alfresco entertaining patio, separate laundry, and double lock up garage with both internal and external access on a fenced 312m2 block.

New carpets in bedroom, tasteful fresh colour scheme throughout, 2 x split system air-conditioning, ceiling fans, stone benches, stainless steel appliances including 900mm gas cooktop, roller blinds, direct patio access from master, gas hot water, and a 5,000-litre rainwater tank – are existing features,

 3  2  2  312 m2

### Price

SOLD for  
\$935,000

### Property Type

Residential

**Property ID** 2933

**Land Area** 312 m2

**Floor Area** 185 m2

### Agent Details

Matt Glynn - 0404 315 066

Lori Wyr - 0408 264 446

### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
QLD, 4575 Australia  
07 5438 3444

and presentation impeccable inside and out.

This is a home that could suit a variety of buyers from couples (of any age), small families, downsizers, and investors. It is an easy property to both maintain and lock-and-leave when off travelling; and in its current pristine condition there is absolutely nothing needing to be spent.

Located just 200-metres to a neighbourhood playground, 400-metres to Birtinya Boulevard waterfront park, and a 10 minute walk to Viridian Circuit Park (dog-friendly); your children/grandchildren and canine companions will absolutely love it here, there will be no excuse not to get outside and soak up sunshine and fresh air.

With major amenities within walking, cycling, and (short) driving distance - this is an investment not just in a stylish modern home but also in location and lifestyle. The trendy Bok Beach precinct with boutique dining is less than a 10 minute drive, and it is 15 minutes to the university and 25 minutes to the airport.

Birtinya has been one of the highest performing markets in this region offering a location virtually unsurpassed in terms of convenience. Invest in your slice and look forward to embracing your very best life from settlement day onwards.

- Immaculate single level home on easy care block
- Quiet neighbourhood close to parks & waterways
- 3 bedrooms, 2 bathrooms, 2 separate living areas
- Quality modern kitchen with 90mm gas cooktop
- Covered alfresco entertaining, fenced backyard
- Split system A/C, ceiling fans, gas hot water
- New carpets in bedrooms, fresh colour palette
- Minutes to hospitals, beaches, dining, shopping
- Suit downsizer, investor, small family, couple
- Move-in ready with nothing to spend

*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.*