







Modern Elegance, Prime Lifestyle Locale

3 2 1 280m2

Invest in stylish, effortless living in comfort and ease with the purchase of this 2015-built residence in a quiet, quality Birtinya neighbourhood just 110 metres from waterfront walking trails, providing exceptional connectivity around this prime lifestyle precinct; offering a desirable lock-and-leave coastal lifestyle suitable for all ages.

Across a single level the home comprises of three bedrooms, two bathrooms, both appointed with large showers, well-equipped galley kitchen, light-filled open plan living flowing out to private north-facing alfresco terrace, separate laundry with external access to sunny drying courtyard, and oversized single lock-up garage with storage, on an ultra-low maintenance 280m2 block.

High ceilings, square set cornices throughout, tiled flooring in living/kitchen/bathrooms, commercial grade carpets in bedrooms, walk-in-robe in primary bedroom, reverse cycle air-

Price	SOLD for $1,070,000
Property Type	Residential
Property ID	3107
Land Area	280 m2
Floor Area	166 m2

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conditioners, ceiling fans, stone benches, induction cooktop, dishwasher, plumbed in fridge space, 2-pack finished kitchen cabinetry, soft-close fittings, and solar hot water are among the suite of features that enhance value and appeal.

Well established tropical gardens including pandanus at front and NO grass to mow, frame the home beautifully, infusing greenery and pops of colour, boosting the ambience whilst requiring minimal maintenance. Enjoy a morning cuppa on the covered terrace as you contemplate the day in complete privacy; weekend BBQs and wine o'clock will also be regularly on the agenda.

Original owner occupiers have meticulously maintained inside and out, so there is zero dollars to be spent; it is turnkey ready to move into live and love, and so easy to lock-and-leave when away travelling. It is the type and style of property increasingly in demand by today's buyers, from those still working, through to retirees.

Located 280-metres to Anchorage Park, 500-metres to Birtinya Boulevard Waterfront Park, and 1.2-kilometres to Viridian Dog Park; there's plenty of inviting outdoor spaces for children and pets to play and exercise.

Major hospitals are within a two-kilometre proximity (25-minute walk or 8-minute cycle), Stockland Birtinya Shopping Centre is 2.5-kilometres, Bokarina Beach and Wurtulla Beach are three-kilometres (10- minute cycle), and local schools including Pacific Lutheran College are less than a 10-minute drive.

This is lifestyle central in every sense: dining, shopping, beach, outdoor activities: repeat! You can embrace it all so close to home, yet when you turn down your street, and unlock your front door you are cocooned in peace and privacy. How perfect!

• Elegant, easy-care modern living in quiet neighbourhood
• Footsteps to waterfront walking trail, parks & playgrounds

- 2015-built single level residence, original owner occupiers
- 3 bedrooms, 2 bathrooms, light-filled open plan living
- Private, north facing covered terrace to relax & entertain
- Well equipped kitchen, stone benches, induction cooktop
- High ceilings, split system A/C, fans, skylight, solar hot water
- Tropical & native gardens, no grass to mow, 280m2 block
- Walking/cycling distance to shops, hospitals, schools, beach
- Dress circle pocket of prime lifestyle precinct, make it yours!

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