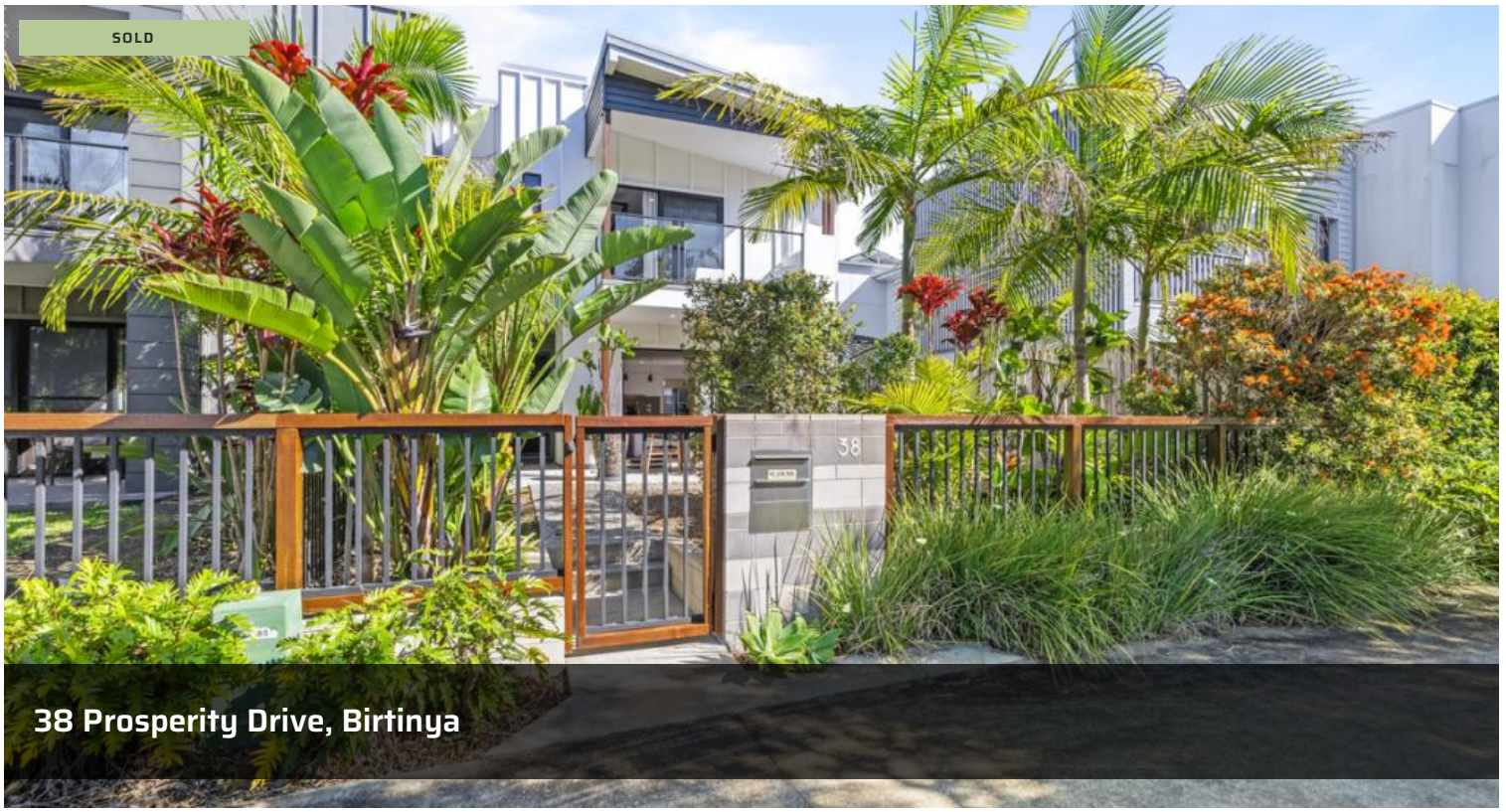








Lock-and-Leave Lifestyle Living: Footsteps to the Lake!

4 2 2 225m2

Offered to the market for the first time since built, is this impeccably presented light-filled residence in a premium Birtinya location, mere footsteps to Lake Kawana and amazing parks/playgrounds, as well as walking distance to hospitals, boutique dining, shopping, and beautiful Bokarina beach.

Across two light-filled levels, the home comprises four cleverly positioned bedrooms all individually keyed, two bathrooms, powder room (ground floor), two separate living areas, galley kitchen with walk-in pantry, exclusive east-facing upper balcony off main bedroom, covered ground floor alfresco terrace, European style laundry, and double lock-up garage (accessed via a quiet rear lane) on a fully fenced low maintenance block with no grass to mow and gated pedestrian access at both front and rear.

Price	SOLD for $1,125,000
Property Type	Residential
Property ID	3361
Land Area	225 m2
Floor Area	214 m2

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Split system air-conditioning throughout, ceiling fans, security screens, dual vanities in ensuite, separate shower and bathtub in main bathroom, stone benches, quality appliances including 900mm oven and cooktop, built-in shelving in multipurpose room, and 6.6kW solar power with inverter; are among the home's many notable features.

Being fully fenced the block is child and pet-friendly, and lush verdant tropical vegetation frames the residence and enhances the ambience of the alfresco zone. There is also room onsite for a small shed or watercraft storage, with the Lake literally around the corner, you'll want to purchase a kayak or stand-up paddleboard (if you don't already own one).

This is truly the ultimate in effortless, relaxed, lock-and-leave coastal living: suitable for buyers seeking maximum lifestyle benefits in a vibrant locale close to beaches and major amenities, where the essentials and the fun stuff are quickly and easily accessed. If you are a medical professional, it's worth noting that it's only a 10-minute walk to both the public and private hospital.

Impeccably maintained by original owners; this is turnkey ready to move straight into and embrace the lifestyle that is yours for the living, and what a lifestyle it is! There is something, and more, for everyone of all ages to love.

- Impeccably presented contemporary home inside & out
- East-facing alfresco entertaining + lush tropical gardens
- 4 bedrooms, 2 bathrooms + powder room on ground floor
- Well-equipped sleek galley kitchen with walk-in pantry
- Spacious open plan living, 2nd living/MPR on upper floor
- DLUG with laneway access, pedestrian gate at front & rear
- Split system A/C throughout, ceiling fans, stylish interiors
- 6.6kw solar power with inverter, NBN Fibre to Premises (FTTP)
- Footsteps to Lake Kawana & kilometres of pathways
- Walk to major hospitals, dining, parks, shopping & beach
- First time to market since built: will appeal to many buyers

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.