

JUST LISTED



38 Prosperity Drive, Birtinga



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

Offered to the market for the first time since built, is this impeccably presented light-filled residence in a premium Birtinga 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 bedrooms, all cleverly positioned separately across the upper level and individually keyed for added privacy and security, 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.

4 2 2 225m²

Price Guiding from
\$1,195,000

Property Type Residential

Property ID 3361

Land Area 225 m²

Floor Area 214 m²

Agent Details

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Office Details

Code Property Group

9/15 Nicklin Way Minyama,

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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 there is nothing needing to be spent; 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

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