

**16 Viridian Circuit, Birtinya, Qld 4575**



**Sold House**

Sunday, 13 August 2023

**16 Viridian Circuit, Birtinya, Qld 4575**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 225 m2**

**Type: House**



Reuben Park  
0754432000

**\$907,000**

Welcome to 16 Viridian Circuit, a wonderful blend of convenience, low maintenance living and location. Discover a sanctuary away from the hustle and bustle at the end of a quiet street adjoining a large park. Strategically located near the Sunshine Coast University Hospital and Birtinya shops. This is a tranquil neighbourhood with an idyllic atmosphere that's sure to appeal to families young and old or busy professionals. There's space with four good size bedrooms, the patio is north facing and the master bedroom with ensuite enjoys views of the local lake. Perfect environment to unwind and recharge after a long day. Of course, there's peace of mind that capital growth will be constant and consistency - with one of the region's largest projects on your doorstep you'll enjoy new eateries, entertainment, transport and dining options, as well as constant buyer and rental demand in the future. The convenience of the local shopping hub is not to be overlooked either, with a tavern, large shopping centre and friendly butchers/bakers all within a short bike ride. Of course, our coastal lifestyle wouldn't be complete without a weekend on the beach - Immerse yourself along one of the most iconic stretches of beach in QLD, just 5 mins drive or even a bike ride away. Don't miss out on this fantastic opportunity to own a warm, welcoming home with everything you need. Act now and secure a place where every moment becomes a cherished memory. Features at a glance;-North facing backyard with lovely lake views (no rear neighbour)-Four bedrooms, including 2 generous bedrooms with WIRs -Spacious ensuite to master bedroom-Split system air conditioning to master bedroom and main living area-Open plan dining and family room-Modern kitchen with walk-in pantry and a 900mm oven with gas cooktop and Fridge-Study nook-Windows tinted for privacy and heat reduction-Separate laundry and private outdoor clothes drying area-Large double garage with shelving-Under-stair storage-NBN ready-Fully fenced and low maintenance gardens-Executive-style living with access to all the amenities of the Sunshine Coast University Hospital precinctContact Reuben Park on 0413 371 696.