

**17 Solace Street, Birtinya, Qld 4575**



**House For Sale**

Thursday, 9 November 2023

17 Solace Street, Birtinya, Qld 4575

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 191 m2**

**Type: House**



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**\$860,000 - \$875,000**

Proudly introducing 17 Solace Street, Birtinya. A very untypical Birtinya townhome! Step inside to discover four spacious bedrooms, two and a half modern bathrooms, a versatile open plan living/kitchen & dining area that's perfect for both relaxation and entertainment. The modern kitchen is equipped with up to date appliances, large island benches, all centrally located within the large downstairs layout. Notable features include a double garage, private driveway, reverse cycle air conditioning, and a central location with close proximity to the SCUH and picturesque surrounds. You'll also appreciate the homes close proximity to beautiful beaches, shopping centres, and public transport. With its stylish design and convenient positioning, this home truly embodies the perfect sanctuary for you and your loved ones. Don't miss out on this incredible opportunity! Here's a more detailed description:

- **The Kitchen:** The heart of this home, boasting spacious benches, modern appliances, and elegant fixtures-an ideal space for all
- **Expansive Open plan living area:** flooded with natural light, this generous living space features television outlets, ample power points, and seamless access to a large outdoor courtyard
- **Outdoor Areas:** Embrace the beauty of the outdoors in the expansive outdoor area, complemented by a lockable gate, low-maintenance gardens, and a pathway leading to a beautifully landscaped garden

As you ascend the timber staircase:

- **Master Suite:** Indulge in the spacious master bedroom, complete with ceiling fans, air conditioning, a generous walk-in robe, and a stunning ensuite. Exclusive use of a large private tiled balcony overlooking the front yard and the adjacent areas
- **Living Area/4th Bedroom:** An additional living area adjacent to two of the four well sized bedrooms, perfectly suited as a home office, kids play area, or even a home gym
- **Guest Bedrooms:** Separate guest bedrooms, ideal for accommodating a large family or welcoming visitors. The rooms feature built-in robes, ample hanging space, ceiling fans, and modern lighting fixtures.
- **Main Bathroom:** Centrally located, this bathroom offers modern fixtures, large shower space and separate bath tub plus ample space, and abundant natural light

Perfectly positioned within a five-minute drive to the beach, Stockland shopping centre, SCUH, and all the Sunshine Coast has to offer, this property presents an excellent investment opportunity with high rental yields and short periods on the rental market. Similarly, owner-occupiers will appreciate the low-maintenance lifestyle it affords. Moreover, the location of this property is unbeatable, with a range of amenities just a short distance away including:

- Kawana Shoppingworld (1.3km)
- Birtinya Medical Centre (1.35km)
- Brightwater State School (1.45km)
- Stockland Caloundra (2.6km)
- Sunshine Coast University Hospital (1.1km)