

2/22 Headland Drive, Birtinya, Qld 4575

CENTURY 21

House For Sale

Thursday, 6 June 2024

2/22 Headland Drive, Birtinya, Qld 4575

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 189 m2

Type: House



GRANT SMITH

0410212121



SEAN HARDING

0410212121

For Sale

Offered to the market by the original owners, this impressive house sized two-storey duplex offers more space and land than some houses in Birtinya. A surprising residence that is sure to impress and ready to move in and enjoy. With vacant possession, the home has just been completely repainted and carpeted throughout, ready for its new family to enjoy this central location, only minutes to the Sunshine Coast University Hospital. The location is exceptional, positioned at the end of a court location, with the adjoining duplex being a single level and accessed off Pangali Circuit, giving two separate addresses and street accesses. The floorplan is ideal with the master bedroom, walk-in robe and ensuite positioned on the ground level along with a spacious open plan air-conditioned living area and stone top galley kitchen. There is an under main roof alfresco area that overlooks a generous lawn and garden area as well as a guest powder room. The double remote garage also features internal access and a laundry to the rear. Upstairs is perfect for teenagers, guests or share accommodation with two queen size bedrooms that share a central spacious family room as well as a common family bathroom. This duplex opportunity caters to a wide range of buyers, from medical professionals looking for a lock up and leave to families and investors alike due to its commanded Hospital precinct location.

- Three Queen Size Bedrooms With Built-ins
- Custom Built Ausmar Construction
- Ground Floor Master Bedroom, Ensuite & Walk-in Robe
- Spacious Air-conditioned Living, Dining- Tiled Living Area Downstairs
- Spacious Family Room Upstairs
- Stone Top Galley Kitchen
- Under Main Roof Alfresco Area
- Generous Fully Fenced Grassed Backyard
- Second Upstairs Living Area
- Newly Carpeted Throughout
- Freshly Painted Throughout
- Double Garage With Internal Access
- Laundry At Rear Of Garage
- Fully Fenced Yard
- End Of Court Location
- Rental Appraisal \$775.00 Per Week (Approx)
- Close To Local Parks, Cafes, Shops & Schools
- Walk To The Lakes & Boardwalks Of Birtinya
- Minutes To Sunshine Coast University Hospital Precinct
- Easy Access To Local Beaches & Shops

Make the most of this rare opportunity to acquire a house size duplex in Birtinya that has just been refreshed and ready to move in.

CONTRACT TO PURCHASE: 1st July 2024
Note: all fully signed contracts will be presented to the seller on the 1st of July, no offers will be signed prior to this date, we encourage all buyers best and final offer be signed on contract for presentation prior to this date.

Building & Pest Reports Available Upon Request

BODY CORPORATE: \$2,462.00pa
SINKING FUND: \$1,790.97 As At 20.05.24