

**205/21 INNOVATION PARKWAY, Birtinya, Qld 4575**



**Apartment For Sale**

Sunday, 12 May 2024

205/21 INNOVATION PARKWAY, Birtinya, Qld 4575

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 120 m2**

**Type: Apartment**



Mike Rooney  
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## Online Offer System

Welcome to your new home at 205 / 21 Innovation Parkway, Birtinya. This stylish ground-floor waterfront apartment offers a modern and convenient lifestyle in one of the Sunshine Coast's most sought-after locations. Step inside and be greeted by the light-filled open-plan living area, designed for seamless indoor-outdoor living. The well-appointed kitchen features sleek cabinetry, stone benchtops, and stainless steel appliances, making cooking and entertaining a breeze. It seamlessly extends to a vast outdoor tiled balcony, perfect for entertaining guests. An easy step down leads to your own fenced courtyard, a private oasis managed by the corporate body on your behalf. The spacious master bedroom boasts a private ensuite, while the second bedroom is right beside the main bathroom, making it feel like each bedroom has its ensuite. There is also a great dedicated home office space, ensuring it ticks all of your boxes. Enjoy the convenience of having a single garage space with over-bonnet storage and an additional reserved open car space, providing ample room for your vehicles. Facilities include an inground lap pool, gym, sunbathing terrace, spa, BBQ areas, and a community veggie garden if you have a green thumb. The complex is also pet-friendly (subject to body corporate approval). Located in the heart of Birtinya, this apartment offers easy access to a range of amenities. Take a stroll to the nearby shopping precincts, cafes, and restaurants, or enjoy the picturesque walking and cycling paths around Lake Kawana. With the Sunshine Coast University Hospital and Stockland Birtinya Shopping Centre just moments away, and short walking distance to the stunning Bokarina Foreshore bushland reserve & beach, everything you need is right at your doorstep.

**Property Special Features:-** Lakeside waterfront ground floor location- Spacious open plan kitchen, living and dining- Full sized kitchen with stone benchtops & stainless steel appliances- Master bedroom has a walk-through robe and very large ensuite- The second bedroom is right beside the main bathroom- 2 exclusive use carparks, one secure remote garage with over-bonnet storage, and one open air- Impressively large tiled patio and fenced exclusive-use yard- The body corporate complex gardener maintains the yard- Complex facilities include a swimming pool, spa, gym, BBQ areas, sunbathing, and a farmer's garden.- Minutes walk to shops, dining, and the beach

The body corporate disclosure statement & CMS can be downloaded from [www.movedby.com.au](http://www.movedby.com.au) on the property listing page, under the "attachments" section. You can send an agent enquiry to be automatically sent the link to this page.

**Sale Facts:-** Offers / Tender process end's on 3rd June (if not ended early)- Sellers request a 60 day contract- To inspect, submit an enquiry, and you will receive an email with links to register your inspection- A tender is a format for submitting an offer.- Multiple tenders are submitted to the seller, and they will make a decision based on the tenders received- A tender is like a more flexible auction- Your tender can include conditions such as inspections, finance, or a different settlement term if required- Under state legislation, a price guide can not be provided when a property is marketed with auction/tender conditions- The tender status is publicly displayed on this property page on our website, "[www.movedby.com.au](http://www.movedby.com.au)"