

**24/101 Birtinya Boulevard, Birtinya, Qld 4575**



**Sold Unit**

Friday, 18 August 2023

24/101 Birtinya Boulevard, Birtinya, Qld 4575

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Unit**

**\$509,000**

Welcome to unit 24 in the ever popular Broadwater complex, a fantastic place to enjoy the best of a coastal lifestyle, offering a resort style lagoon pool & BBQ area, beautifully manicured gardens and within short proximity to the best shops/cafes & restaurants Birtinya has to offer. Staying true to the complex's name this unit commands a breathtaking Easterly view over the broad body of water down the canal, enhanced by the unit's elevation on the 2nd floor encapsulating those nice breezes with an added element of privacy. Wake up to water views from the main bedroom complete with a well-sized bathroom, separate toilet and additional 2nd bedroom. A fantastic layout throughout, the unit boasts a desirable open floor plan, seamlessly incorporating the classic indoor/outdoor lifestyle flowing directly onto the balcony, perfect to enjoy a morning coffee or afternoon sundowner. Our favourite features:

- One of the best positions in the complex embracing the stunning broadwater views
- Recently updated flooring providing a modernised touch
- Oversized bedrooms with built-in robes
- Open plan floor plan w/ views from every position
- Great investment opportunity
- Affordable body corporate fees
- Beach less than 2km away
- Gated complex with great on-site facilities, including large lagoon style pool & Gazebo BBQ area
- Secure underground parking w/ storage cage
- Close proximity to Sunshine Coast University Hospital, Stocklands Shopping Centre & Homemaker Centre.

This neat and well presented apartment is perfect for owners wanting to move into their new home ASAP and start reaping the waterfront lifestyle advantages. Investors after a hassle free investment then look no further. A variety of options can be done when investing here, whether it be finding a permanent tenant, short-term letting or Airbnb the opportunities are endless. We encourage you to act quickly before this opportunity passes you by.