

25/281 Birtinya Boulevard, Birtinya, Qld 4575

CENTURY 21

Sold Unit

Friday, 8 December 2023

25/281 Birtinya Boulevard, Birtinya, Qld 4575

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 156 m2

Type: Unit



Jamie Smith
0450734401



Andrew Richardson
0405004995

\$750,000

Whether you're seeking a sound investment, a downsizing opportunity, or a future residence to call your own, this property is a gem not to be overlooked. Nestled just moments away from the University Hospital, you've secured a remarkable home in a burgeoning locale that's just a stone's throw from the beach. This elegant townhome, boasting sophistication and spaciousness, embodies the quintessential Coastal living aesthetic and stands as one of the most enticing offerings in Birtinya today. From its expansive open-plan layout with lofty ceilings to its exclusive street access via the front courtyard, this property deserves a prime spot on your property radar. Upon stepping inside, you'll immediately be captivated by the refined charm and finesse of its design, which seamlessly connects the open living, dining, and kitchen areas. The well-appointed kitchen, featuring designer splash backs, ample storage, and top-of-the-line appliances, ensures that hosting family and friends is a delightful experience, even for the most discerning of home chefs. Ascend to the second floor, where a thoughtfully crafted second living area, a library/study space, the main bathroom, and two bedrooms await. The master suite, tastefully finished to maximise natural light and airflow, offers a generously sized walk-in robe, ducted air conditioning, a premium ensuite, and an ample balcony. The second bedroom, equally spacious, comfortably accommodates a queen bed and offers an extensive full-length robe, complemented by a ceiling fan. Both bathrooms are impeccably appointed, featuring mirrored vanities, floor-to-ceiling premium tiles, and top-notch fixtures. What sets this property apart is its unique, one-of-a-kind design. The owner made several enhancements from the original plans, including the addition of a full-length skylight on the upper level and a redesign of the second-floor lounge area. An extra window on the ground floor enhances the natural light, while the main bedroom's robe has been redesigned to create a more spacious master suite. As if these features weren't enough, this home also boasts a separate laundry, front and rear courtyard areas, and the added convenience of a single lock-up garage with epoxy-coated floors. Situated just 300 meters from the Sunshine Coast University Hospital, Sway Birtinya provides an ideal retreat within one of the country's largest health precincts. The complex offers an array of resort-style amenities, including meticulously landscaped gardens, a stunning swimming pool, and a BBQ area overlooking Birtinya's private nature reserve and Viridian Park. **Property Highlights:*** Two-Story Home with Two Bedrooms, Two Bathrooms, and Two-Car Accommodation* Spacious Interior Layout with High Ceilings and Ample Space Throughout* Grand Master Suite on the Second Floor with Walk-In Robe and High-Quality Ensuite* Customised Floor Plan, Making this Unit Truly Unique* Secure Gated Community at Sway Birtinya* Low Body Corporate Fees and Outgoings* Currently Tenanted with Lease Until May 2024* Proximity to Sunshine Coast University Hospital (3-Minute Walk) and Bokarina Beach (8-Minute Bike Ride) Seize this remarkable investment opportunity while it lasts - Inspect Today!