

**30/11 Innovation Parkway, Birtinya, Qld 4575**

**AMBER WERCHON**

**Sold Apartment**

Friday, 8 December 2023

30/11 Innovation Parkway, Birtinya, Qld 4575

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 173 m2**

**Type: Apartment**



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## Contact agent

Amber Werchon Property presents to the market, 30/11 Innovation Parkway, Birtinya: this light-filled top floor apartment split over two levels with exclusive covered rooftop terrace in the Regatta Waterfront building - perfectly positioned on Lake Kawana; offers elegant contemporary living that is as effortless as it is desirable. The apartment boasts a prized north-easterly aspect showcasing breathtaking views of the lake from the balcony, living room, and kitchen; as well as ocean and lake views from the 5.6 x 5.2m private rooftop terrace – stunning by day and spectacular of an evening as the coastal lights shimmer and sparkle. Comprising two generous sized bedrooms, two fully tiled bathrooms, quality kitchen, open plan living/dining, European style laundry in addition to the alfresco spaces – it is an ideal size for a couple or single, and ultra-easy to lock-and-leave when off travelling. There is also a secure single lock up garage with storage and a second open air car space. Ducted air-conditioning, ceiling fans, stone benches in kitchen and bathrooms, stainless steel appliances, marble tiled flooring in living/kitchen, plush carpets in bedrooms, plantation stacker doors with sliding panels on balcony and rooftop to facilitate all weather and all season entertaining, internal staircase to rooftop, full sized bath with separate shower in main bathroom, and sink on rooftop – are all notable features, and presentation is impeccable. Whether relaxing on the rooftop terrace with a twilight drink at wine o'clock witnessing the moon rising above the ocean as you savour the moment or counting the container ships over your morning coffee as they meander up and down the shipping channels – you'll feel so privileged to live here, and you'll never tire of the ever-changing outlook with all the activity on the lake, each day is a new dawn. Residents and guests at Regatta have access to onsite facilities including inground lap pool, sunbathing terrace, spa, BBQ areas, and manicured gardens; the complex is also pet-friendly (subject to body corporate approval), and it's only a few minutes' drive to an off-leash dog beach. Located next to Lake Kawana Waterfront Park and within walking distance to hospitals, dining, sporting/leisure facilities, and Stockland Birtinya Shopping (with Coles and Aldi), plus a 22 minute walk to the beach (or 6 minute cycle) via Wyanda Park access; you can leave the car at home and get out in the sunshine and fresh air...everything is flat, so it is a little easier! Owners have loved living here and fully embraced the lifestyle it offers its residents; only 10 minutes to Caloundra and Mooloolaba, and with quick easy access to the motorway, the location is central and sought-after, amongst the most in-demand in the region. Invest in your slice of the good life and discover the magic! Du Preez Family Pty Ltd & Papin Property Pty Ltd working in conjunction with Amber Werchon Property.