

337/21 Innovation Parkway, Birtinya, Qld 4575



Sold Unit

Thursday, 10 August 2023

337/21 Innovation Parkway, Birtinya, Qld 4575

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit

\$493,500

A contemporary one-bedroom apartment (plus study), offering a very unique opportunity. Located on the 4th floor, with modern finishes, oodles of space & one of the best views you'll find in Birtinya, this is one not to be missed. Bright and airy in all aspects of design, this apartment is perfectly positioned on the water's edge of Lake Kawana, capitalising on the outdoor Sunshine Coast lifestyle while still offering ample privacy. Wake up to gorgeous views from your spacious bedroom, which includes a walk-through wardrobe and ensuite, a separate powder room/toilet for guests, and a large open-plan living space that flows onto the oversized courtyard, this apartment is both chic and comfortable. Oh, and did we mention the kitchen? An abundance of space and Smeg appliances make for the perfect entertainer's kitchen, and its open layout effortlessly brings the outside in - what more could you want? The complex offers low maintenance living mixed in with fantastic resort style facilities that "Edgewater" residents can enjoy including: lagoon pool, lap pool, gymnasium, BBQ area, bike racks and community veggie garden for all residents to enjoy. The complex is well maintained with lush gardens & beautiful walkways throughout providing a tropical setting complimenting the Sunshine Coast lifestyle we enjoy. Investors will benefit from the high demand area with attractive rental yields & short days on the rental market. Equally owner occupiers have the benefit of moving into a fantastic unit in due course and begin reaping the lifestyle advantages. Our favourite features:

- Master bedroom with water views, WIR & ensuite
- Modern finishes & high ceilings throughout the spacious open-plan design
- Large kitchen with stone-top benches & trusted European appliances
- Separate European-style laundry & study nook - great for those who work from home or want a dedicated study space
- Large outdoor entertainment balcony, perfect to watch the morning sunrise with a coffee or take in the views after a long day at work with a sundowner in your hand
- Gated complex with great on-site facilities, including lagoon style pool, lap pool, gymnasium, BBQ area & bike racks.
- Secure basement parking.
- Walking distance to Stocklands shopping centre, Homemaker Centre, SCUH & soon to be built town centre.
- Walk across the road to enjoy a coffee, breakfast or lunch at a variety of great cafes.
- Affordable body corporate fees

This apartment offers a tranquil and relaxed lifestyle in an emerging hotspot location, perfect as a place to call home or a worthy addition to any investment portfolio. This property is going to Auction via our Online Auction platform, to watch the auction live please head to our Youtube channel by copying and pasting the following link:

<https://www.youtube.com/channel/UCI0mneNj6j6QbAJ47kZdr-Q>