

**35 Anchorage Drive, Birtinya, Qld 4575**

**CENTURY 21**

**House For Sale**

Friday, 12 April 2024

35 Anchorage Drive, Birtinya, Qld 4575

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 358 m2**

**Type: House**



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## Expressions Of Interest

Welcome to 35 Anchorage Drive, Birtinya where elegance meets sophistication. Positioned on an expansive corner block overlooking Birtinya reserve, this property is one of a kind and has been meticulously designed to capture the true essence of coastal living with smart functional areas for all the family to enjoy. Split across two levels, this lifestyle home consists of four bedrooms, multiple living zones including a ground floor media room which could double up as a home office or downstairs bedroom. The master suite consists of a lavish master suite with an opulent ensuite and dressing room, while the remaining bedrooms offer plenty of separation ensuring every member of the household enjoys the utmost comfort and privacy. Step into the well-appointed kitchen, a culinary haven featuring stone benchtops, handleless custom cabinetry for an added sense of spaciousness, and quality appliances throughout including a gas stove. The spacious island bench, complemented by a window, invites the natural light to flow through, whilst complemented by a convenient butler's pantry ensuring the most avid of family chefs is well catered for. Outdoor living is the focal point of this home, with alfresco entertainment offering an undercover built-in outdoor kitchen BBQ and spacious wrap around back, creating the perfect space for hosting gatherings or unwinding amidst the serene backdrop of the adjacent nature reserve and waterways. Boasting premium fixtures and fittings throughout, including timber floors, designer staircase, and quality window furnishings throughout, every detail exudes sophistication and quality craftsmanship. The low-maintenance, fully fenced corner block provides a private sanctuary for residents to indulge in leisure-oriented activities. Ideally situated take advantage of the 16km's of lakefront walkways, Anchorage Park, and above all you will be just minutes from the multi-million-dollar hospital precinct. Don't miss your chance to make this exceptional property your own, ready to be called home this property is vacant and available immediately post settlement.

\* Refined Contemporary Living In A Coveted Blue-Chip Location \* 4 Bedrooms, 2.5 Bathrooms, 3 Separate Living Areas \* Premium Kitchen With Butler's Pantry For Culinary Enthusiasts \* Alfresco Entertaining With Built-In Outdoor Kitchen And BBQ \* Luxurious Master Suite With Dressing Room For Added Indulgence \* Fully Fenced, Low-Maintenance Corner Block Offering Privacy And Tranquility \* Prime Location Opposite Nature Reserve And Waterway \* Close Proximity To Hospital Precinct, Parks, Bikeways, And Amenities \* Situated in the middle of the Health Hub\* Separate Powder Room downstairs\* Main Bedroom Air Conditioned\* Living Areas Air Conditioned\* Drive Through Garage (Fits Jet Ski or Small Boat)\* Garden Shed\* Main Suite has Walk In Robe\* All other Bedrooms have built ins\* Media Room with Built in Projector\* Just 5 Minutes To Beaches, Schools, Shops, And More—Coastal Living At Its Finest!