

**40/281 Birtinya Boulevard, Birtinya, Qld 4575**

**CENTURY 21**

**Townhouse For Sale**

Tuesday, 21 November 2023

40/281 Birtinya Boulevard, Birtinya, Qld 4575

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Offers Over \$775,000

Step into your very own coastal haven at 40/281 Birtinya Boulevard! Nestled in the vibrant Hospital Precinct, this immaculate townhome effortlessly marries elegance with seaside allure. Boasting high ceilings, an expansive open floor design, and an abundant of natural light, this residence invites you to revel in the ambience of your personal retreat. The ground floor is an entertainer's paradise, seamlessly connecting the kitchen and living area to a commodious rear courtyard—ideal for hosting gatherings or cultivating a verdant vegetable sanctuary. The kitchen is a culinary haven equipped with top-tier amenities, ensuring effortless entertaining for family and friends with a touch of coastal flair. Ascend to the upper level to discover an open plan landing with room for an additional living and study space. The master suite, a harmonious blend of fashion and comfort, features a generous walk-in robe and a breathtaking ensuite adorned with floor-to-ceiling tiles and a spacious shower. The second bedroom, a sanctuary of storage and elegance, showcases beautiful louvre windows promoting a refreshing natural airflow. Greet each day with park views and relish the advantages of living in a secure, gated community with minimal body corporate fees. Indulge in the resort-style amenities of Sway Birtinya, surrounded by meticulously landscaped gardens, a glistening pool, and a BBQ area, creating a perpetual vacation vibe. Conveniently located near the Sunshine Coast University Hospital and Bokarina Beach, a brief stroll or bike ride away, this townhome promises a lifestyle of tranquillity and convenience. \* 2-Level Residence Featuring: 2 Bedrooms, 2.5 Bathrooms, A Single Lock-Up Garage, And Carport \* Currently Tenanted Till 14/10/2024 At \$550 Per Week \* Expansive Open-Plan Living With Soaring Ceilings And Ample Space Throughout \* Master Suite On The Second Floor With A Spacious Walk-In Robe And A High-Quality Ensuite \* Secure Gated Community At Sway Birtinya \* Minimal Body Corporate Fees And Outgoings \* A Mere 3-Minute Walk To Sunshine Coast University Hospital\* Bokarina Beach Accessible Within An 8-Minute Bike Ride