

# 42/1 Prosperity Drive, Birtinya, Qld 4575

**code** PROPERTY GROUP

## Townhouse For Sale

Wednesday, 10 April 2024

42/1 Prosperity Drive, Birtinya, Qld 4575

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 169 m2**

**Type: Townhouse**



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## Offers Over \$930,000

INSPECTIONS WILL BE ARRANGED VIA PRIVATE VIEWING ONLY Located in the architecturally designed One Prosperity development, this ultra-stylish apartment offers a waterfront lifestyle to savour, showcasing glorious views of Lake Kawana and perfectly positioned to access fabulous parks/playgrounds, dining, hospitals, shopping, and beach on-foot. The apartment comprises entry at ground level adjacent to lock up garage (tandem parking for two vehicles), up the stairs to three bedrooms, two luxury fully tiled bathrooms, open plan living, quality kitchen, balcony with elevated lake vista, and separate laundry. Impeccably maintained and beautifully presented with nothing needing to be spent or done; features include high ceilings with clerestory windows to let in light, ducted air-conditioning, ceiling fans, plush carpets in bedrooms, stone benches in kitchen/bathrooms/laundry, servery from kitchen to terrace, dual vanities and skylight in ensuite, and tasteful, elegant décor throughout. Currently rented until June 6 2024 at \$730 per week – it could suit a location-driven investor, with a rent appraisal coming in at between \$750-\$800 per week, moving forward, and existing tenants happy to continue on a periodical lease post June 6. For owner-occupiers, the countdown begins to move-in date from time of contract signing...get excited! This is an ideal location for a range of buyers from hospital employees (12 minute walk to work), sea-changers (20-25 minutes' flat walk to beach including dog beach), downsizers seeking a modern apartment that is easy to lock and leave when off travelling (and always a pleasure to return to), and basically anyone in the market for low maintenance waterfront living! Not only is access to many amenities so easy accessed via pedestrian pathways and cycle ways – it is also only a short drive to local schools, university, Kawana Shoppingworld, patrolled swimming, sporting/leisure facilities and more. Sunshine Coast Airport is 25 minutes' drive and its 70 minutes to Brisbane International Airport. Investor owner is highly motivated to sell, if you are motivated to buy, then the timing and opportunity could not be better!

- Elegant apartment showcasing stunning lake views
- Waterfront complex, modern & architect designed
- 3 bedrooms, 2 fully tiled bathrooms, quality kitchen
- Covered alfresco terrace with sparkling water vista
- High ceilings, ducted air-conditioning, stone benches
- Lock-up garage with tandem parking for 2 vehicles
- Pet-friendly (stbca) – walking distance to dog beach
- Walk to parks/playgrounds, hospitals, shops, dining
- Location, luxury, lifestyle – the holy property trinity