

# 46/11 Innovation Parkway, Birtinya, Qld 4575

CENTURY 21

## Unit For Sale

Tuesday, 30 April 2024

46/11 Innovation Parkway, Birtinya, Qld 4575

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Offers Over \$520,000

Introducing a unique opportunity at 46/11 Innovation Parkway: a fully renovated 1-bedroom apartment nestled on the elevated 3rd floor. Offered fully furnished, the unit is available to move into straight away. This east-facing gem offers picturesque vistas of Lake Kawana and the Sunshine Coast's vibrant sporting precinct, catching the morning sunshine and ocean breezes. Recently refurbished from top to bottom, revel in the allure of new cabinetry, updated flooring, fresh paint, and contemporary lighting and ceiling fans throughout. The heart of this abode is the sleek modern kitchen, boasting a stone countertop/breakfast bar, stainless steel appliances, and ample storage—a thoughtfully designed perfect haven. The generous living and dining area seamlessly flows onto the expansive balcony, providing an idyllic space to savor the views all year round. Beautiful white plantation shutters frame the hallway to the master suite providing a stunning feature that adds to the privacy and separation between the rooms. The master suite offers a generous and comfortable space with spacious built-in robes. Adjacent is the main bathroom which has been refreshed with a modern vanity with an above counter oval basin and timber drawers, accompanied with contemporary floor to ceiling tiles, and a separate toilet. Concealed behind bifold doors, the laundry and linen cupboard add to the apartment's well-designed layout. This meticulously maintained property also features ducted climate control and a rare dedicated ground-floor single lock-up garage for added storage and convenience. The Regatta Complex boasts an array of amenities, including tropical landscaped gardens, a 20m heated salt lap pool, a large spa, and a BBQ area—all within a secure complex with onsite management for peace of mind. Convenience is paramount, with a private hospital, medical centre, and pharmacy nearby, along with 24-hour gyms and a plethora of cafes for your morning indulgence. No more than 5 minutes to scenic Bokarina Beach via direct access to walking and biking pathways, coupled with close proximity to Kawana Home Maker Centre and Stockland Birtinya Shopping Centre, ensures every convenience at your fingertips. Embrace the lifestyle allure and secure your slice of waterfront paradise today. Don't miss out on this exceptional opportunity!

\* Expansive Private Balcony  
Offering Panoramic Views Of Lake Kawana\* Fully Renovated Top To Bottom \* Open-Plan Living Areas With Captivating Lake Vistas\* European Kitchen Appliances, Granite Benchtops, And Abundant Storage Space\* Offered Fully Furnished\* Ducted Reverse Cycle Air Conditioning And Ceiling Fans For Year-Round Comfort\* Ground Floor Single Lock Up Garage With Remote Control Access\* Lush Tropical Landscaped Gardens Create A Serene Ambiance\* Inviting 20-Metre Salt Lap Pool And Large Spa For Relaxation\* BBQ Area Perfect For Alfresco Dining And Entertaining\* Just 5 Minutes To Beautiful Bokarina Beach