

**47 Prime Parade, Birtinya, Qld 4575**



**House For Sale**

Tuesday, 14 May 2024

47 Prime Parade, Birtinya, Qld 4575

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 449 m2**

**Type: House**



Dan McNamara  
0753546012

## Forthcoming Auction

Introducing 47 Prime Parade, Birtinya - an exceptional family residence embodying the perfect blend of contemporary sophistication and versatile living. Upon entry through the grand 1200mm wide pivot door, be greeted by the seamless fusion of captivating design elements and functional spaces, setting the stage for refined living at its finest. The expansive layout boasts a harmonious flow, with the living, dining, and kitchen areas meticulously crafted to invite effortless indoor-outdoor transitions, enhanced by expansive windows, slacking doors to the Alfresco and soaring ceilings that bathe the interiors in natural light. The heart of the home, the gourmet kitchen, is a culinary masterpiece, featuring sleek cabinetry, and a generous island bench with waterfall edges, perfect for culinary creations and casual dining alike, complete with a 900mm canopy range hood, 600mm cooktop with slide-out hood. Adjacent to the kitchen, discover a spacious walk-in pantry featuring Caesar stone bench top of 40mm, offering ample storage and organisational convenience. This home features fully ducted 18 KW air conditioning, perfect for the Sunshine Coast lifestyle. A haven for guests awaits on the lower level, with a private wing complete with its own walk-in robe and ensuite, ensuring comfort and privacy for visiting friends or family members. Its large internal laundry complete with 20mm Caesarstone bench top, includes a convenient linen chute connection strategically located near the bedrooms and bathrooms on the upper level. Ascend to the upper level by hardwood timber stairs with glass balustrades to discover the luxurious master suite, this retreat features a lavish ensuite with exquisite finishes as caesarstone bench tops, a balcony offering panoramic views, and a meticulously designed walk-in robe, providing both style and functionality. The secondary bedrooms, located upstairs are complete with walk-in robes. Additionally, this property features side access, providing added convenience and flexibility for homeowners, whether it be for storing recreational vehicles, accessing the backyard, or facilitating ease of movement around the property. Conveniently located in close proximity to the vibrant amenities of Birtinya, including boutique cafes, shops, and recreational parks, 47 Prime Parade offers a lifestyle of unparalleled convenience and sophistication. Experience the epitome of modern family living at 47 Prime Parade, where luxury meets functionality in a truly captivating setting. Things we love:

- High internal ceilings of 2740mm from ground floor and 2590mm at the first floor accentuate the sense of space
- Front entry door 1200mm wide pivot type
- Fully ducted 18KW Daiken/Samsung air conditioning to the house
- Superb location opposite the park and mere metres from the lake and walking paths
- Direct pedestrian access to the Sunshine Coast University Hospital
- Luxurious Walk-in Robe included in each bedroom
- Spacious internal laundry
- Downstairs powder room with beautiful wash basin
- Media room
- Cave lighting
- Designed floor to ceiling tiles in each bedroom
- Spa bath
- Two private balconies
- Slacking Doors the the Alfresco
- Grand open-plan lounge and dining areas
- Guest suite with walk-in robe and bathroom
- Security screens & security cameras
- Sleek kitchen with 600mm cooktop, 900mm canopy rangehood, butler's pantry, and designer flourishes
- Superb location opposite the park and mere metres from the lake and walking paths
- Direct walking access to the Sunshine Coast University Hospital
- Convenient side access to the property