

**51/281 Birtinya Boulevard, Birtinya, Qld 4575**

**CENTURY 21**

**Townhouse For Sale**

Saturday, 24 February 2024

51/281 Birtinya Boulevard, Birtinya, Qld 4575

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jamie Smith  
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## Offers Over \$959,000

\*\* Private Tender – All offers are considered on their merits, this considers both the sale price and offer conditions. Offers must be submitted no later than 5pm on Friday 22nd March 2024. Escape the hustle and bustle and embrace tranquility at 51/281 Birtinya Boulevard, a stunning 4-bedroom townhouse nestled within the serene Sway complex in Birtinya. With a host of improvements including but not limited to a 10KW solar panel system, electric vehicle charger and so much more, this modern abode offers both luxury and sustainability right at your fingertips. With the option to be sold fully furnished, all you need to bring are your bags. Step inside to discover a thoughtfully designed layout that seamlessly merges indoor and outdoor living. The large and open living and dining area overlooks the lush greenery of the Viridian Reserve, creating a serene ambiance perfect for relaxation. With added lockable security screens on all doors along the first floor. The ultra-modern kitchen has always been a hit in Sway Birtinya, featuring large stone tops with ample bench space, high-end appliances, and storage ensuring the needs of the keenest home cooks are met. Upstairs, the master retreat awaits, boasting panoramic views of the private Viridian Creek nature reserve. Complete with air conditioning, a spacious walk-in robe, and a luxurious ensuite complete with shower and bathtub that allows this space to act as the perfect parents' retreat with the ultimate in comfort and privacy. Also upstairs you have the second living area upstairs with a recently installed airconditioning unit, along with the remaining two additional bedrooms, with a shared bathroom, and a fourth bedroom which could also act as a second living room or home office. Outside, the home provides a generous rear courtyard with the ideal setting for alfresco entertaining, or a furry friend or two. A handy side gate provides access to the outdoor area/alfresco. One of the biggest selling points of the home is the double garage, being just 400 metres from the university hospital all your parking needs of met even along with electrical vehicle charging. "Sway Birtinya" boasts plenty of resort-style amenities, from perfectly manicured gardens to a stunning swimming pool and BBQ area. This is your chance to invest in a lifestyle property in the sought after suburb of Birtinya, make your move today! \* Unique Nature Reserve Views From All Angles \* Option to Buy Fully Furnished With Immediate Vacancy Post Settlement \* 2-Level Home With 4 Bedrooms, 2.5 Bathrooms & A Large Double Lock-Up Garage \* Master Suite With A Spacious Walk-In Robe & High-Quality Ensuite \* Both Bedrooms Centrally Located To The Main Bathroom, Living & Separate Laundry \* Sway Birtinya Is A Secure Gated Community \* Low Body Corporate Fees & Outgoings \* Owner Occupied & Available To Move Into Immediately Post Settlement \* Sunshine Coast University Hospital Just A 3-Minute Walk Away \* Bokarina Beach Just An 8-Minute Bike Ride Away Don't Miss Your Chance To Live In This Exclusive Home With Breathtaking Views Over The Viridian Creek Nature Reserve.