

Unit 44/99 Birtinya Boulevard, Birtinya, Qld 4575



Unit For Sale

Wednesday, 26 June 2024

Unit 44/99 Birtinya Boulevard, Birtinya, Qld 4575

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 76 m2

Type: Unit



Natascha DrexelMunro
0410081970



Carola Drexel
0417608466

Offers over \$595,000

Nestled in the idyllic Saltwater waterfront complex, 44/99 Birtinya Boulevard offers a coveted top floor, corner unit with uninterrupted views of the Birtinya canal. This north/north-east facing two-bedroom apartment is a sanctuary of modern elegance, designed to maximise the natural light and stunning waterfront vistas. The open plan layout integrates the living, dining and kitchen areas into a seamless expanse that spills onto a generous balcony, where one can savour the expansive waterfront panorama. The unit is finished with contemporary finesse, boasting stone benchtops, sleek appliances, and a neutral colour palette that complements the natural surrounds. For the discerning first home buyer, investor or owner occupier, this property represents a remarkable opportunity to secure a lifestyle of convenience and luxury. The Saltwater complex ensures privacy and security with its gated entrance, while the two secure basement parking spaces and sizeable storage cages add immense value. Residents benefit from excellent on-site facilities, including a lagoon-style pool and a Gazebo BBQ entertainment area - perfect for those balmy Queensland evenings. With local shops mere metres away, the Sunshine Coast University Hospital within a leisurely stroll, and both the Birtinya Shopping Centre and Bokarina beach just a short drive, this address is as practical as it is prestigious. This apartment, with its built-in robes, modern two-way bathroom, and separate toilet, not only offers an enviable waterfront living experience but also promises a sound investment in a sought-after locale. Embrace a resort-style ambiance every day at 44/99 Birtinya Boulevard. Features:- Top Floor Corner Position, North Facing, Open Plan Living- Two Bedrooms With Built-in Robes- Modern Two-Way Bathroom, Separate Toilet- Well Appointed Kitchen, Stone Benchtops with Sleek Appliances- Expansive Waterfront views from Balcony, Living and Main Bedroom- Immaculately Maintained Gated Complex, Ample Visitor Parks- Great On-Site Facilities Including Lagoon Style Pool and Gazebo BBQ Entertainment Area- Secure basement carparking for Two Cars, generous storage cages- Current Tenancy Expires 15/01/2025- Current Rent \$600p/w

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.