

SOLD



18 Osprey Drive, Birtinya



Owner ready to sell...Price adjusted...call today to inspect.

Built in 2016, this pristine single level home, tucked away in a quiet residential pocket of Birtinya just footsteps to waterways and fabulous local park/playground; this elegant contemporary home offers the quintessential easy-care lifestyle that so many buyers are now seeking!

North facing, the home is light filled throughout, and is complete with three bedrooms with built-ins, an office/fourth bedroom, two bathrooms, well-equipped galley-style kitchen, expansive tiled open plan living and dining flowing to a private covered patio for alfresco entertaining and relaxation, plus double lock up garage and onsite parking for a third vehicle, on a fully fenced low maintenance block.

Bright fresh interiors create a modern coastal ambience, and the soft neutral colour palette has timeless appeal. Features of the

 3  2  2

**Price** SOLD  
**Property Type** Residential  
**Property ID** 16

#### Agent Details

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**code**  
PROPERTY GROUP

home include air-conditioning in master and living, ceiling fans throughout, quality window furnishings, separate bath and shower in main bathroom plus separate powder room, stainless steel appliances, stone benches, patio access from master, and 3.5kW solar power will not only save you \$\$\$ but minimise your carbon footprint!

With virtually no garden maintenance needed, and the interior still looking sparkling as new'; your weekends will not be chewed up on time-consuming chores in and around the home instead, you can kick back and relax or head out and about exploring the attractions of this region, many of them in close proximity. There's also a network of walkways and cycle paths throughout Birtinya to keep you fit and active so pack the bicycles, hats, and a good pair of walking shoes!

Located just a few minutes to the multi-billion dollar health hub at Birtinya, with both a private and public hospital and a plethora of medical specialist centres; and within a 5-15 minute radius to beaches, shopping centres, public and independent schools, sporting facilities, and major arterial routes your employment, education, and leisure needs are close to home. This booming suburb is still undergoing ongoing massive development in infrastructure, including the \$830 million Birtinya Town Centre masterplan it truly is the place to be.

Location and lifestyle driven buyers, whether seeking an investment property that will attract high occupancy rates and solid yields (NB: currently returning \$465 per week); OR purchasing as an owner-occupier - this is a very savvy investment in not only a desirable place to call home', but also assured future capital gain. You cannot lose!

- Easy care living in premium location
- Single level, pristine presentation
- 3 bedrooms + study, 2 bathrooms
- Expansive open plan living/dining
- Galley kitchen, s/steel appliances

- Covered alfresco patio, very private
- DLUG + off street visitor parking
- Air-conditioning in living & master
- Ceiling fans, 3.5kW solar power
- Minimal to NO garden maintenance
- Quiet street, walk to waterways
- Just footsteps to Anchorage Park
- Minutes to hospitals, shops, beaches
- Returning \$465 per week currently
- Perfect investment or lifestyle change!

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*