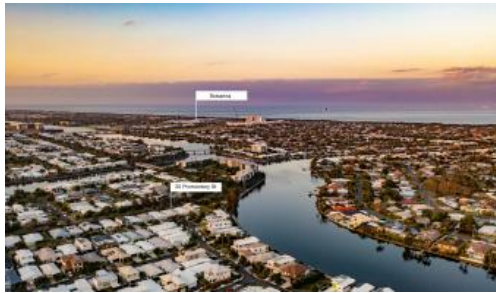


SOLD



25 Promontory Street, Birtinya



## Family Living by the Birtinya Lake

Located in the established family friendly suburb of Birtinya, this 448m<sup>2</sup> lowset property offers sophisticated and modern family living which will appeal to those seeking a near new home to make their own and it is currently empty and ready to have new occupants move in.

Comprising 4 bedrooms with 2 bathrooms and a double lock up garage this home has every feature needed for the new family starting out or the established family and all of this is within close proximity of schools, the hospital, Bokarina beach, and the Motorway for easy access to the Bruce Highway.

Offering crisp and clean lines set amongst a white palette with accents of gun metal grey which are featured via the kitchen cabinetry, the window frames and security screens and carpet, the home offers contemporary style and design aesthetics

 4  2  2  448 m<sup>2</sup>

**Price** SOLD for  
\$840,000

**Property Type** Residential

**Property ID** 2084

**Land Area** 448 m<sup>2</sup>

**Floor Area** 204 m<sup>2</sup>

### Agent Details

Matt Glynn - 0404 315 066

### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
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throughout.

The home has been freshly painted both inside and out and the modern kitchen features gas cooking and stone benchtops. The home hot water system also runs off gas.

The front façade features a double lock up garage in white hues and the front entry offers a small, covered porch. From the front door a light filled hallway offers views through to the back of the home and to the covered outdoor area - the home flows effortlessly with living on one side and bedrooms and baths on the other.

All four bedrooms feature built in wardrobes, ceiling fans, plush carpet and the master which is located at the rear of the home boasts a walk-in wardrobe, split system and spacious ensuite.

The family bathroom comes complete with full size bathtub and separate shower. Adjacent is the toilet and stand-alone laundry room which runs parallel to full length mirrored linen closets offering plenty of storage options. This home exudes modern finishes throughout and offers a blank canvas for the backyard which is fully fenced and features a covered patio area which runs off the living room.

The media room which is carpeted and located at the front of the home could serve as a home office or remain as a separate living room affording the home two separate living areas - perfect for the large or growing family.

This home is well positioned for amenities with Coles Birtinya just a 5 minute drive away, the Sunshine Coast University Hospital also just 5 minutes away and beaches at Wurtulla or the family friendly Currimundi Lake area are both under 10 minutes away. High Schools and Primary Schools are also located under 10 minutes away.

The home itself offers outdoor activities right on its doorstep with the Birtinya Peninsula Waterfront and Playground literally

next door and just a short 1 minute walk away and the Anchorage Drive Parkland just a 5 minute walk away. This modern home which is fantastically located within the sought after suburb of Birtinya will be going to auction - register your interest today and don't avoid missing out on this fantastic home.

- Near new modern family home
- Positioned close to outdoor parks and waterways
- Two separate living areas and fully fenced yard
- Gas hot water and cooking, split system cooling/heating
- DLUG, lowset and easy-care 448m<sup>2</sup>
- Close to beach, shops, hospital, schools

*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.*