

SOLD



19 Promontory Street, Birtinya



## Buy into the Heartbeat of the Medical Precinct

If you are seeking an attractive, well located investment property, or a low maintenance lifestyle close to major amenities and the beach; this immaculate, low-set contemporary home is an outstanding purchase for either the investor or owner-occupier.

With pleasing street appeal, the home is complete with four bedrooms, two bathrooms, spacious open plan living and dining, study nook, central kitchen, north facing covered alfresco patio, good sized laundry and double lock up garage on a flat, easy care 400m2 block with a fenced backyard.

Light-filled and modern, features include: ducted air-conditioning throughout, ceiling fans, stone benches, stainless steel appliances, mirror splashback, 2-pac cabinetry, quality window furnishings, neutral dcor, and generous storage.

 4  2  2

**Price** SOLD  
**Property Type** Residential  
**Property ID** 701

### Agent Details

Ben Wilson - 0407 584 378

### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
QLD, 4575 Australia  
07 5438 3444

**code**  
PROPERTY GROUP

Not a cent is needing to be spent, it presents as new, and has been designed to fully embrace relaxed Sunshine Coast living this is the type and style of home highly sought after by downsizers/empty nesters and investors. The yard requires minimal maintenance and there is a grassy area for the children/grandchildren to play.

Currently rented at \$515 per week, and in a location where demand exceeds supply, excellent yields and high occupancy rates are virtually guaranteed; this is a no-brainer' you cannot lose here, Birtinya's star continues to rise.

From here you are just metres to waterways, bike/walking paths, and within walking distance to cafes and University hospital and health precinct. Beaches, shopping centres, major arterial routes, quality schools, childcare, and sporting facilities are all within a five-minute radius of your front door.

The market is continuing to perform well, and the forecast for the Sunshine Coast property market in the next decade and beyond, particularly Birtinya and surrounding suburbs, is overwhelmingly positive; make sure you are placed to benefit from this growth and this is a great place to start!

- Easy care living, amazing lifestyle location
- Contemporary, immaculate, attractive
- 4 bedrooms, 2 bathrooms, open plan living
- Stone kitchen, 2-pac cabinetry, s/s appliances
- North facing alfresco entertaining patio
- Ducted A/C throughout, ceiling fans
- DLUG, fenced backyard, low maintenance
- Suit small family, downsizer, investor
- Sought after location, strong growth
- Close to: hospital, schools, beaches, shops
- Invest in a bright future at Birtinya!

*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*

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