



FOR SALE

LOVELY HOME, FULL OF HEART IN BIRTINYA

Melissa Goudge @realty is impressed with how well designed this light filled, contemporary home with 3 Bedrooms, 2 Bathrooms and 2 car garage is, with an seamless emphasis on indoor – outdoor living, low maintenance and functionality. The gorgeous home sits on 350m2 block of land and is an extremely desirable location for a professional couple/family, downsizers, investors or a young family.

This home is certainly full of heart with a number of fantastic features to boast such as:

- North to rear facing oriented design so you can live thermally comfortably throughout the year and get great quality light throughout the home.
- Designed with two indoor zones. Family bedrooms and living/entertaining.
- Modern Kitchen with a beautiful stone top island and combined dining area.
- Stainless steel appliances with large gas stove and 900mm good-sized oven, dishwasher and space for a decent sized fridge.
- Covered Alfresco deck with fan.
- Ducted Air-Conditioner and Ceiling fans.
- Modern lighting.
- Master Bedroom with a decent size ensuite and walk-in robe.
- 2nd and 3rd bedrooms with built-ins.
- Carpeted Bedrooms.
- Main Bathroom with bath and shower.
- Built-in Study table.
- A focus on indoor – outdoor living, definitely a bonus when living on the Sunshine Coast.
- Huge double garage with laundry area and Epoxy to floor area.
- Pool area begging you to dive in and enjoy.
- Recently installed, money-saving 5kw solar panels.
- Electronic door entry.
- 2.7m ceilings.
- 5000L water tank.
- Fully Fenced.
- Small grassed area for kids to play cricket or for your four legged best friend to enjoy the sun.
- Close to Anchorage Park.
- Located on popular Birtinya Island.

3 BED | 2 BATH | 2 CAR

PRICE:

Price Range \$579,000 - \$615,000

OPEN FOR INSPECTION:

N/A



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Floor plan is for illustrative purposes only, subject to variations and not to exact scale.
 Areas are approximate only and are subject to change.
 Buyers should make their own enquiries and consult the identification plan in the
 disclosure documents for further details. FloorPlan drawn by **iPhotorealestate**.



15 Bayou Street, Birtinya

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide
 only. All dimensions are estimates only and may not be exact measurements.