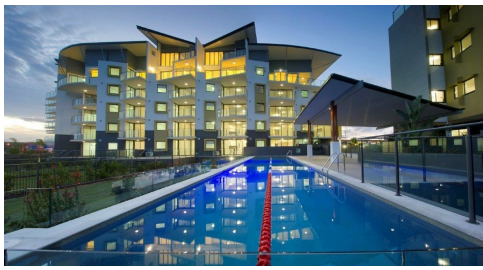
103/21 INNOVATION PARKWAY, BIRTINYA, QLD, 4575









SOLD

SPACIOUS APARTMENT WITH OVER WATER VIEWS FACING NORTH EAST

Located in one of the property hot spots on the Sunshine Coast. Positioned within the well-known Edgewater complex, a short stroll to the University Hospital Precinct, shops, supermarkets, cafes, restaurants and beautiful Sunshine Coast beaches. This apartment is central to just about all the amenities you will ever need which makes for an enviable investment or owner occupier. The popular Edgewater complex has excellent facilities including: lap pool, common pool, spa, BBQ area, gym, security intercoms to each apartment for safe entry and friendly onsite managements.
This spacious apartment with amazing water views and a very unique exclusive use grassed courtyard will not be on the market for long, so call Andrew on 0477 622 122 for more information.

At a glance:
183m2 of floor area in total .
Expansive 180 degree lake views.
Large entertainers balcony plus exclusive use grassed courtyard maintained by body corporate.
Unique amount of storage, including one of only a handful of exclusive lock up store rooms and a separate storage cage in the under cover parking area.
Reverse cycle air-conditioning and ceiling fans throughout.
Open-plan family/meals area.
Modern kitchen with stone benchtop & stainless steel appliances.
Spacious bedrooms, master with en-suite.
Separate laundry bar.
Pet-friendly complex.
Communal BBQ area overlooking lake.
Plunge Pool with separate heated spa and a 20mtr lap pool.
Subtropical highly maintained landscaping.
Well equipped gymnasium .
Secure parking for one car with plenty of extra parking, wash bay and bicycle storage.
Direct access to waterways.
Excellent on-site management.

2 BED | 2 BATH | 1 CAR

PRICE:
$622,136

OPEN FOR INSPECTION:
N/A



Andrew Hansen
0477622122
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www.atrealty.com.au

TYPE C

2 BEDROOM + 2 BATHROOM



INTERNAL	88M²
BALCONY	14M²
COURTYARD	3M²
GARDEN	52M²
CARPARK & STORAGE	26M²
TOTAL	183M²



e103



INFORMATION CENTRE NOW OPEN 21 INNOVATION PARKWAY, BIRTINYA QLD 4575
PHONE 1800 177 558 EMAIL sales@edgewaterlakekawana.com.au www.edgewaterlakekawana.com.au

The developer retains the right to make variations to the plans in the construction of the apartment. Plans shown are the current design and are subject to change as follows: A) The size of the unit, or part of a unit, including balconies, courtyards, roof terraces etc. may change by up to 5% B) The location of fixtures and fittings may be changed by the developer to meet construction requirements or due to the unavailability of a product however the new product or location will not adversely affect the use or functionality of the unit C) Furniture shown is indicative and is not included. EDS16040

edgewater
lake kawana | sunshine coast

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.

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