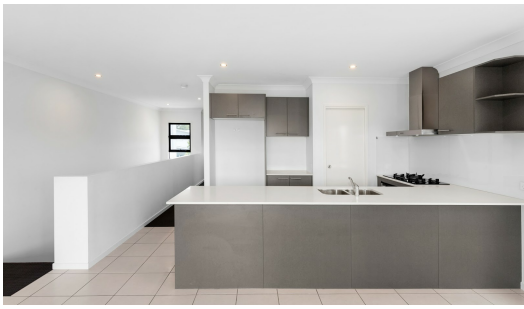








Sold

MAKE YOUR MOVE, MOTIVATED SELLERS, VACANT POSSESSION.

4 BED | 2 BATH | 2 CAR

20 Viridian Circuit, Birtinya, QLD, 4575
With the idyllic, peaceful waterways of Birtinya on its back doorstep, expansive parklands stretching as far as the eye can see, and outdoor recreational facilities just a stone's throw away; this four bedroom family home boasts a truly enviable location! Start every day surrounded by the gentle rustling of nature, without sacrificing the convenience of being minutes away from the Sunshine Coast University Hospital, major shopping precincts, eateries and local night markets.

Split between two levels, this low maintenance, modern home has plenty of space to accommodate a growing family. Upstairs, the open plan living and dining area opens onto the upper balcony overlooking the luscious Barny Moy Reserve. The airy and welcoming atmosphere of this property is highlighted by an abundance of natural light, with air-conditioning and ceiling fans ensuring you stay cool and comfortable all summer long!

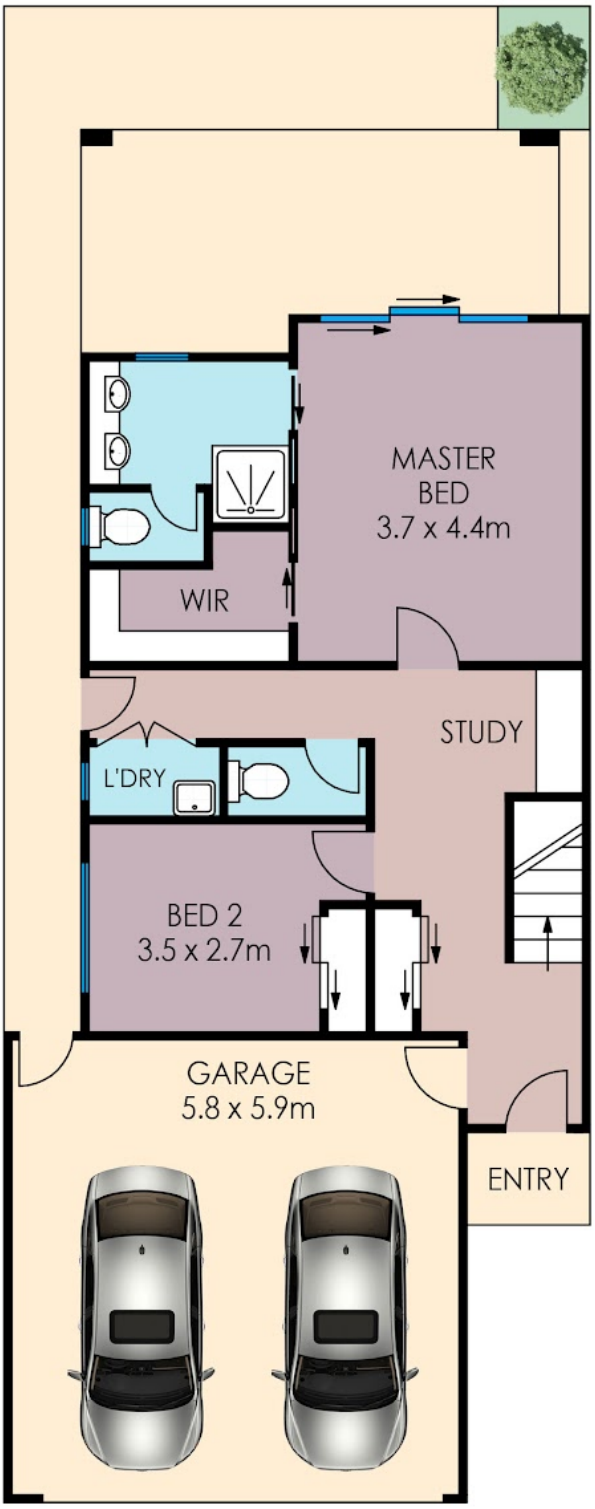
The kitchen has been thoughtfully planned with style and functionality in mind, to make meal-times a social and enjoyable event. The large kitchen counter is positioned to make the most of the balcony views, and is complimented by a walk-in pantry, gas stovetop with canopy rangehood, stainless steel oven and dishwasher.

PRICE:
$850,000

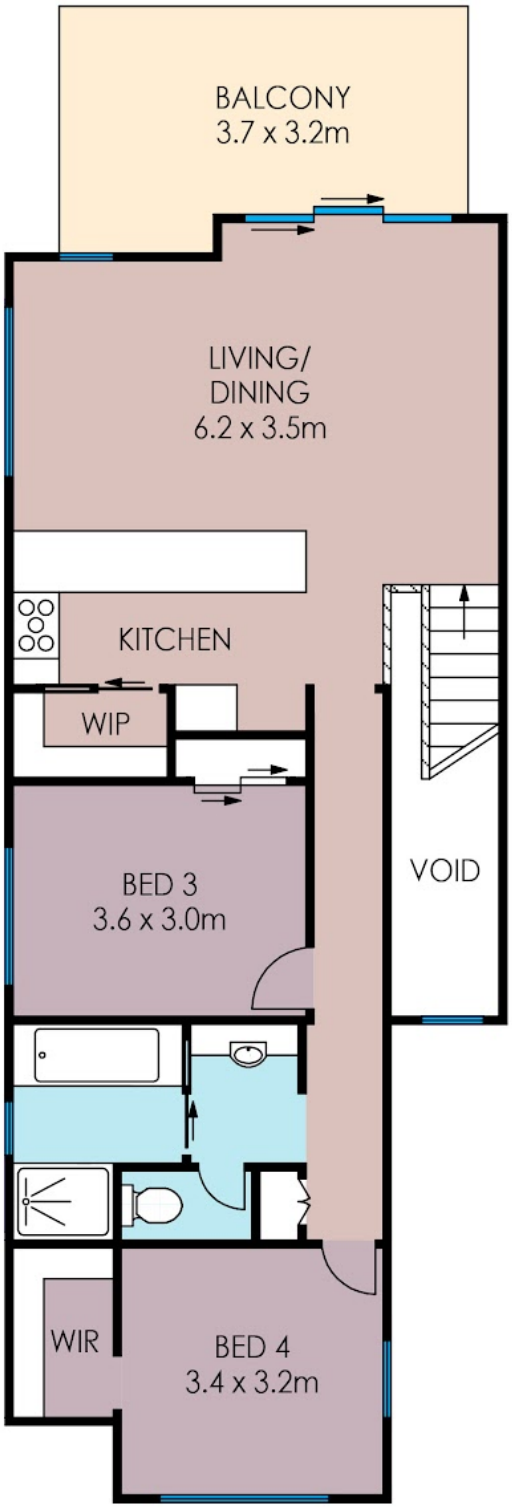
OPEN FOR INSPECTION:
N/A



Greg Pratt
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greg@coastaledgerealestate.com.au



LOWER LEVEL



UPPER LEVEL

COASTAL EDGE REAL ESTATE

20 Viridian Circuit, **BIRTINYA**

ARTIST IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsiblity is taken for any error,omission, or mis statement. This plan is for illustrative purposes only and should only be used as such by any propspective purcharser. www.fratterphoto.com

INTERNAL	:	186m²
EXTERNAL	:	55m²
TOTAL	:	241m²