

4/101 Birtinya Boulevard, Birtinya, QLD, 4575



Unit For Sale

Tuesday, 26 November 2024

4/101 Birtinya Boulevard, Birtinya, QLD, 4575

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Adam Budd

0411808595

Waterfront Living & Stylish Studio Apartment

4/101 BIRTINYA BOULEVARD BIRTINYA

Welcome to Broadwater on the Peninsula, where location meets lifestyle. This stylish studio apartment offers the perfect blend of comfort and convenience, positioned on the ground floor for effortless living. Wake up to stunning views of Lake Kawana from your private eastern-facing balcony, the perfect spot to enjoy the sunrise or relax with your morning coffee. The fuss free design maximises space and features modern finishes throughout and a secure parking space with storage cage puts the cherry on top!

Features include:

Open plan living/dining area.

Extra large balcony with stunning water views.

The kitchen features stone benchtops, ample cupboard space and quality appliances.

Large bedroom with built in robe.

Quality two-way bathroom.

Air-conditioned, secure parking and storage cage.

Resort-style facilities, with an inground swimming pool and barbeque area.

Nestled in the heart of Birtinya, you're just steps away from walking trails, waterside dining, and the Sunshine Coast Health Precinct SCUH. Whether you're a first-time buyer, savvy investor, or looking for a low-maintenance home, this apartment ticks all the boxes.

Don't miss this fantastic opportunity for waterfront living - inspect today!

Property Investment Figures:

Council Rates - \$ 1744.62 Approx half yearly

Water Rates - \$ 336.12 Approx half yearly

Body Corporate Fees - \$ 4181.23 Approx yearly

Special levy - Waterproofing - please contact Adam for further information.

Rental Appraisal - \$ \$480.00 - \$530.00 per week.

To inspect this wonderful property call Adam Budd on 0411 808 595 today!

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