

That's an error.

That's all we know.

















Sold



40 Waterway Dr, Birtinya



### BIRTINYA'S SECRET... PRICE REDUCED - OWNER SAYS SELL!

Motivated seller...price reduced...get it sold! Seeking Offers Over \$850,000.

Could this be Birtinya's best street?

On offer here is a true lifestyle property for the family or professionals who are seeking a quiet & secluded pocket of Birtinya with the convenience of easy access to the SCU Hospital precinct as well as the beach and local nightlife. Positioned on a 312m2 block with a north-eastern waterway aspect this four bedroom, two bathroom residence a the perfect low maintenance home or investment for the astute investor.

Situated just a short stroll to waterfront walking paths and children's playground & located in a quality neighbourhood this property offers affordable access to the enviable coastal lifestyle that the central Sunshine Coast has to offer.

The light, and airy open plan living, dining and kitchen all seamlessly flow through to the undercover rear patio and side and rear decks making entertaining easy. The kitchen boasts gas cooking, dishwasher & island bench with plenty of storage.

- 4 Bed | 2 Bath | 2 Car
- 312m2 in a quiet pocket close to facilities
- Easy maintenance design and block
- Casual open plan air-conditioned living/dining
- Chef's kitchen w/ gas cooking & ample storage
- Bedrooms 2, 3 & 4 all with built-ins & ceiling fans
- Air-conditioned master with built-in cupboards & stylish ensuite
- Spacious bedrooms and family friendly bathroom with bath and separate toilet
- Fully fenced with, low maintenance gardens
- Double lock up garage
- Ceiling fans throughout
- Close to health hub, waterways, shops, schools, and beach

This property is a must to inspect as it's in a fabulous location just moments from the Sunshine Coast Health precinct, beaches, shops, and schools.

4 2 2 312 m2

Price	SOLD
Property Type	Residential
Property ID	5284
Land Area	312 m2
Floor Area	209 m2

#### AGENT DETAILS

Justen Tillman - 0412262325

#### OFFICE DETAILS

Maryborough  
247 Adelaide St Maryborough, QLD,  
4650 Australia  
0741222233



Don't forget to check out the 3D virtual tour by clicking on the 'play' button on the photo in this ad.

Inspections will be by appointment so please phone Justen Tillman on 0412 262325 to arrange a private viewing.

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