

Sold



46 Reflection Crescent, Birtinya



## WATERFRONT NEW HOME – WALK TO HOSPITAL – SELL BELOW REPLACEMENT COST

Newly completed on the waterfront within an easy stroll to Kawana Public & Private Hospital precinct, this stunning new home is being offered below replacement cost.

Architecturally designed, constructed and finished to the highest standard you will love the modern earthy contemporary finishes throughout – featuring warm timber, stone, walls of glass, and polished concrete. Prepare to be wowed as you step through the front door, this stunning home will not disappoint.

Offering incredible space through clever design the home features spacious open plan living and dining zones which merge seamlessly with outdoor living and the stunning in ground pool all positioned in a quiet sought after waterfront location.

Featuring a perfect north east position and occupying a prime waterfront location this home offers the perfect lifestyle. Downstairs is dedicated to living and entertaining with spacious open plan living inside and out, stunning pool centred above a prime waterfront position and gourmet kitchen perfectly positioned for entertaining! No expense has been spared with inclusions – smeg appliances including induction cooktop, stunning stone benchtops and pendant lighting, clever push to touch cabinetry and large walk in pantry. For entertaining, walls of glass push back to bring the outdoors in. Impressively

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Price	SOLD
Property Type	Residential
Property ID	9

### AGENT DETAILS

Justin Voss - 0400 822 069

### OFFICE DETAILS

Sippy Downs  
Shop 2B/1 Chancellor Village  
Boulevard Sippy Downs, QLD, 4556  
Australia  
07 5445 6500



high ceilings throughout add to the feeling of space.

Upstairs you will find a second living and study nook as well as four spacious bedrooms, including the stunning master suite where you will wake up each morning to stunning water views. Both the ensuite and bathroom feature luxurious fittings including stone counters and dual basins and waterfall showers.

Impressive low maintenance landscaping, dual garaging and plenty of storage compliment this beautiful home. There is also an option for a pontoon if desired. Located with easy access to waterfront walkways/cycle tracks, the emphasis is on lifestyle.

Ready for immediate occupation, this home presents excellent value and will sell below replacement cost. The location is paramount, within strolling distance to Kawana Hospital precinct and easy access to shops, cafes and minute to beaches. Motivated seller will consider all reasonable offers.

What we love –

- Stunning waterfront location
- Walk to Kawana Hospital Precinct,
- Architectural design,
- Luxurious fixtures and Sky high ceilings throughout.
- Spacious open plan living inside and out.
- Stunning in ground pool
- Gourmet kitchen, Smeg appliances, walk in Pantry
- 4 spacious bedrooms, built in wardrobes, fans
- Master bedroom suite with stunning water views
- Smart aircon, fans, generous storage
- Double car garage
- Walk to Kawana Hospital
- Mins to cafes, shops, local beaches.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*