







OWNERS HAVE PURCHASED THEIR NEXT PROPERTY AND THE PRICE HAS BEEN DRAMATICALLY REDUCED TO SUIT YOUR NEW LIFESTYLE!

If you've been looking for a 'sign' that you've found your new home - then look no further, here it is. Let me present to you 16 Splendor Place, Birtinya. A property where the address is certainly reflective the home – splendid.

Built only 4 years ago and to the highest standard, this townhouse brings new meaning to having "all the bells and whistles" it has all that - and then some! This premium family home utilises the Control 4 Smart Home System. Including music speakers throughout the entire home, you can control everything from a secure smartphone app. This modern feature allows simplicity and streamlines you're home security and entertainment features.

From the moment you enter this property outstanding features are everywhere. The inclusion of a low lying hallway window framing the backyard pool and water feature makes an ordinary entrance extraordinary. A subtle but beautiful addition inspires an immediate sense of tranquillity as you make your way into the main rooms.

The stunning open plan kitchen, living and dining areas utilises the surrounding space to perfection. With stunning natural light flooding into the room and a state of the art gas fire place valued at $10,000 you'll feel right at home in no time. Premium fittings, fixtures, finishes and high end appliances are accompanied by a view out into the alfresco dining and

4 3 2

Price	SOLD for $800,000
Property Type	Residential
Property ID	4086

AGENT DETAILS

Justin Voss - 0400 822 069

OFFICE DETAILS

Kawana Waters
Shop 4 5 Bermagui Crescent
Buddina Buddina, QLD, 4575
Australia
0400822069

entraining area. Ducted air conditioning runs throughout the entire home allowing the environment to suit your family's needs.

Also on the ground floor and off the main living areas you'll find a bedroom complete with en-suite, separate laundry and powder room. This easy access separate space is a perfect option for guests, Airbnb room rentals, home office or elderly family members. A secured double garage also features on this level.

This property's design and layout characterises that famous Queensland indoor/outdoor living aspect. The seamless transition into your outdoor entertaining space allows for practical use year round. Adding a sense of luxury to your outdoor area, the undercover Balinese hut is the real feature of this retreat-like alfresco dining space. From here, gaze upon the tranquil view of the beautiful water fall feature flowing into your heated pool that you can enjoy the use of year round. The backyard is fully fenced and enclosed securing the space for any fury friends so they will feel right at home here too. A 3m x 3m outdoor shed also allows for extra storage space for you to utilise.

Upstairs is where you'll find 3 more bedrooms including the master suite and family bathroom. The generously sized bedrooms come complete with mirrored doubles wardrobes and ceiling fans whilst the master bedroom features an en-suite, walk in robe and balcony. Take in the views and soak up the warm breeze whilst enjoying your morning coffee or afternoons drinks from the privacy of your balcony. Also adding a sense of luxury to the master en-suite is the free standing bathtub.

This prestigious area of Birtinya is highly desired and no wonder the demand is high considering what you have at your fingertips.

- 5 min drive to fantastic shopping and dining precinct, gyms and amenities
- 5 min drive to Warana and Bokarina beaches
- 3 min drive to Hospital
- Located in close proximity are good schools and sporting clubs

This immaculately designed and presented property, set in a classy street and family friendly neighbourhood, encapsulates the essence of premium Sunshine Coast living and lifestyle. Enjoy those long summers and blissful winters in your own sanctuary at 16 Splendor Place, Birtinya.

Welcome Home.

Council rates: $917.40 every 6 months

For a private inspection please contact agent.

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.