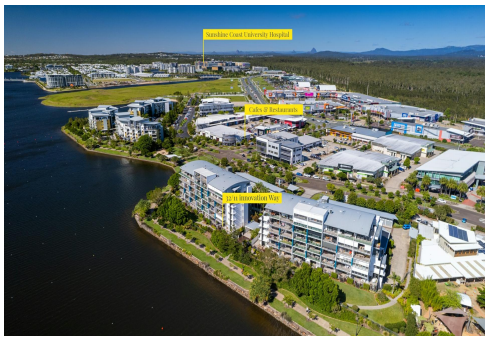








Birtinya, 32/11 Innovation Parkway

Waterfront Living - Sensational Downsizing Opportunity

3 | 2 | 2 | 1

Discover serenity and luxury combined in this exceptional 3-bedroom ground floor unit located in the heart of the breath-taking Bokarina on the Sunshine Coast. Nestled in a prime position, this apartment offers the perfect blend of tranquil waterfront living and easy access to vibrant dining and entertainment options.

Property Highlights:

1. Waterfront Bliss: Immerse yourself in the beauty of nature with mesmerising waterfront views right from your living room. Enjoy the calming sight of the sun rising over the water, setting the perfect tone for your day.

2. East-Facing Aspect: Wake up to the warm embrace of the morning sun and bask in its glow throughout the day. The east-facing orientation ensures you have plenty of natural light filling every corner of your home.

For Sale
Price Guide $889,000 Plus - Must be sold

View
ljhooker.com.au/EPHZZ

Contact
Greg Clarke
0418 239 067
greg.clarke@ljhookermmc.com.au

LJ Hooker

LJ Hooker Mooloolaba | Mountain Creek
(07) 5477 7600

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3. Expansive Balconies: Step outside onto your huge balconies and experience true coastal living. With 82m2 wraparound spacious balconies facing the waterfront and the other nestled around the corner private and wind protected - the ideal spaces for entertaining or simply unwinding while embracing the refreshing sea breeze.

4. Modern and Luxurious Interiors: The interior design is thoughtfully curated, combining modern elegance with coastal charm. Each room exudes comfort and style, creating an inviting atmosphere that instantly makes you feel at home.

5. Prime Location: Located in a vibrant area, you are just a short distance away from an array of delightful restaurants, charming coffee shops, and various amenities. Embrace the coastal lifestyle and savour the convenience of having everything you need within easy reach.

6. Master Retreat: Retreat to your luxurious master bedroom with panoramic waterfront views. Wake up to the soothing sound of lapping waves and enjoy the peace that waterfront living provides.

7. Ample Space: With three bedrooms, there's plenty of room for family, guests, or the flexibility to create a home office or hobby room.

8. Lake access, Take advantage of the proximity to the lake , where you can indulge in endless lake activities, from kayaking or Cycling to morning walks to sunset strolls.
What's to LOVE about this apartment:

- Positioned on the water, excellent water views from multiple areas of the Apartment
- East facing apartment - Rise with the sun
- Wraparound Balcony fantastic for entertaining or Excellent for the child or dog to play
- Spacious living, dinning, and kitchen area
- Master bedroom with ensuite and walk-in robe and Water Views
- Private and secured ground floor unit
- 2 secured car spaces - Easy separate Parking + large storage cage
- Private and Fully fenced large 82m2 balcony -Secure with your own separate access
- Large swimming pool within the complex
- Walking distance to restaurants and /coffee shops and only 1.5km Sunshine Coast Hospital
- Overlooks the Regatta Rowing Course - Exciting to watch the Rowing and Dragon boat racing

Arrange a viewing today and let this lakeside oasis captivate you with its beauty and allure. Your dream waterfront apartment awaits!

Contact Greg Clarke on 0418 239 067 for more information on your dream apartment or to arrange an inspection!

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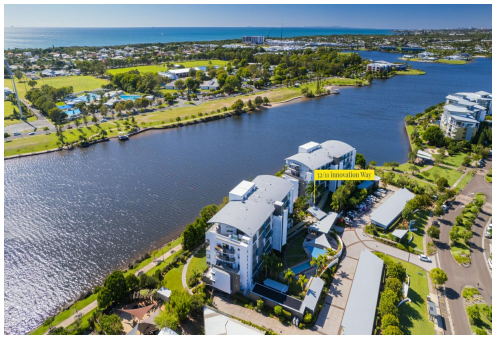
More About this Property

Property ID	EPHZZ
Property Type	Unit
House Size	199 m²
Including	Ensuite Air Conditioning Toilets (2) Intercom Pool Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced











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