



Wurtulla, 47/46 Regatta Boulevard

Location, Lifestyle & Low Maintenance

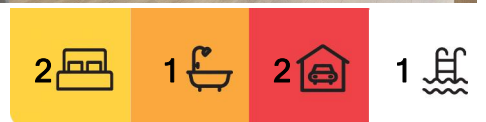
Nestled right on the border of Wurtulla and Birtinya, this bright and breezy two-bedroom unit offers the perfect blend of convenience and lifestyle. Ideal for professionals, investors, or downsizers, the location is unbeatable, just a short walk to the Sunshine Coast University Hospital and minutes from the beach, Stockland Birtinya Shopping Centre, cafes, and local parks. Whether you're seeking coastal living or a smart investment, this property delivers on all fronts.

Step inside to find an open plan kitchen and living area that flows effortlessly onto an east-facing balcony, perfect for soaking in those beautiful sunrises over your morning coffee. The smart layout creates a sense of space and light, while the neutral tones and contemporary finishes ensure a low-maintenance and modern lifestyle.

The unit features two comfortable bedrooms, both with direct access to the semi-ensuite bathroom that also conveniently includes the laundry. It's a practical and well-considered



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.



For Sale
Offers Over \$699,000

View
By Appointment

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layout, offering privacy and functionality for both occupants or guests. It's the ultimate low maintenance living.

Additional features include two secure car parks, as well as access to a large on-site pool. With everything you need right at your doorstep and the beach just minutes away, this is easy coastal living at its best.

Key Features:

- Open plan kitchen and living area
- Two bedrooms with direct access to the semi-ensuite bathroom
- Combined bathroom and laundry for convenience
- East-facing balcony capturing beautiful morning sun
- Two secure parking spaces
- Prime location in the highly sought after suburb of Wurtulla
- Walking distance to Sunshine Coast University Hospital
- Around 5 minutes to the beach and Stockland Birtinya Shopping Centre
- Lock-up-and-leave lifestyle with low upkeep
- Access to a large on-site pool
- Access to numerous walking and bike paths

More About this Property

Property ID	UKJ0D
Property Type	Unit
House Size	82 m2
Including	Air Conditioning Toilets (1) Intercom Pool Balcony Dishwasher Built-in-Robes Secure Parking

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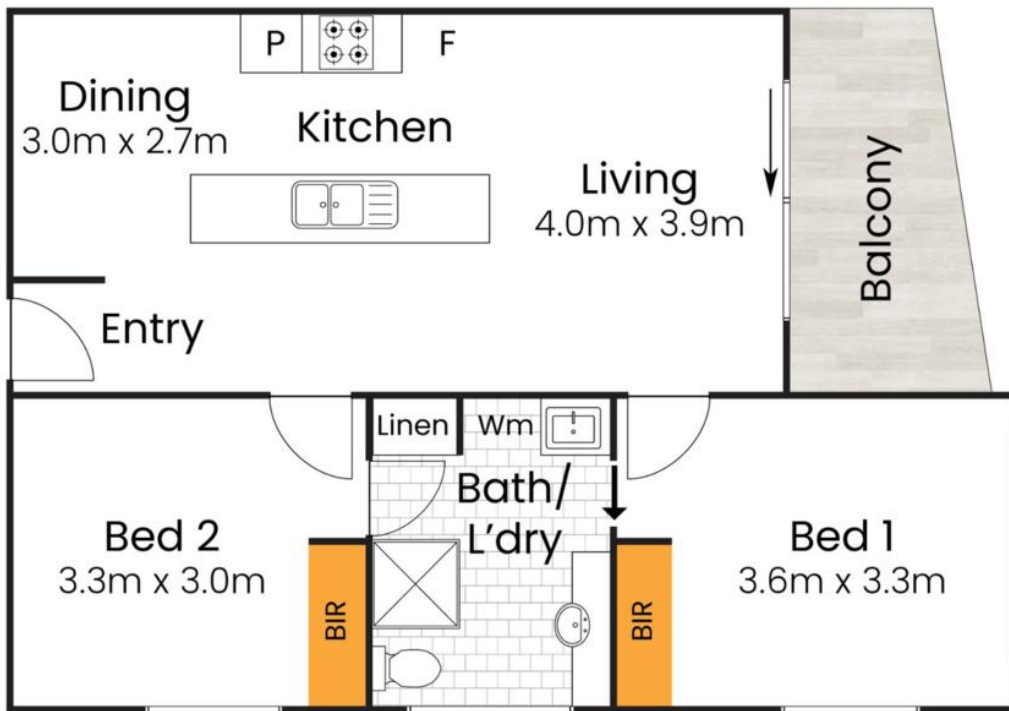
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Approx House Area 68m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, room and any other items and structures are approximate, and no responsibility is taken for any error, omissions or misstatement. Bathroom and kitchen fittings, door types, cupboards and appliances are illustrated as tokens and approximate to the actual fitting installed. This plan is for illustrative purposes and should be used as such by any prospective buyer

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