



CENTURY 21® On
Duporth

PRESENTS

**11 PROMONTORY STREET
BIRTINYA**



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BIRTINYA



INVESTOR PACKAGE READY TO GO LOW MAINTENANCE LIVING IN THE HEART OF IT ALL

FOR SALE: Offers Over \$549,000

3 BED	2 BATH	1 CAR
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Positioned amongst the winding waterways of Birtinya's Oceanside Kawana, 11 Promontory Street is a delightful 3 bedroom fully-custom designed home which underwent 120 variations before the owner was happy with the final draft. Offering the highly respected North Facing position, here you can bask in the beloved Sunshine Coast morning sun all whilst enjoying the pleasant breezes that all help to keep the main living space cool and airy throughout those summer months.

Offering a beautifully landscaped and impeccably designed home, here you will find 3 spacious bedrooms, a large media/ office room, 2 individually designed and fully upgraded bathrooms, a subtle yet functional open plan which all flows out towards the refreshing alfresco outdoor entertaining area and fully landscaped gardens. The home itself really was built to tick the boxes for both investors and owner occupiers alike, the overall design ensures you literally won't have to lift a finger. From the high capacity solar hot water to the long-lasting Nara grass on the front lawn, here you can invest knowing that the ongoing upkeep isn't something you will need to worry about.

The bright and contemporary kitchen is all complimented by the delightfully presented natural décor, with the very best in stainless Bosch appliances and a kitchen that is made to serve your every convenience. Just off the kitchen and conveniently located is a separate internal laundry room, offering built-in cupboard space, bench tops and even a separate pet door for any furry friends. Each of the bedrooms are large in size and all offer built in robes, the upgraded master suite offers ample space to provide you all the creature comforts you'd hope for in your master bedroom. The master suite also provides a sizeable walk-in robe that leads to the custom master ensuite with plenty of space making those morning rushes a breeze.





VIP SNEAK PEAK - DUE TO HIT THE MARKET JAN 2019

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KEY FEATURES:

- 3 Bedrooms, 2 bathrooms plus media/ office
- Single lock-up garage offering ample storage space
- Built in 2013 and still covered under builders warranty
- Custom design, 120 variations were made prior to final layout
- Fully serviced solar hot water system, capable of servicing 6 people
- Plumbed tank water to gardens, toilets and laundry
- Low-maintenance landscaping with Nara grass and drought tolerant plants
- Electricity connected to raised back-yard with a pond, potential to be replaced with plunge pool
- Split A/C in Master and Large A/C in main living/ kitchen area
- Consistent upkeep with Yearly termite, pest control, Solar Hot Water & A/C all being serviced just this year
- Currently tenanted at \$470 until August 2019
- Appraised rental returns \$490 - \$505 per week



BOOK AN INSPECTION TODAY



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