



**PRICE GUIDE:** \$560,000.00

Area: 199 m2

## Ground Floor with huge private terrace

Birtinya is booming and it's not hard to see why. With so much infrastructure going in there soon follows amenities such as parks, shops, cafe's and sports precincts. Regatta was one of the pioneers in the area and remains one of the standout developments with plenty of green space and it's lakefront location.

Unit 32 is conveniently located on the ground floor so you have easy access and uniquely has a huge, wrap around private terrace which enables you to have pets, outdoor lounges, vegetable gardens or safe storage for your kayaks.

The 3 bedroom layout offers great views over the lake from the open plan kitchen/living room as well as from the master bedroom which has it's own ensuite. The kitchen is well appointed and has stone benchtops and Kleenmaid appliances and plenty of storage space.



**Anthony Gorman**  
0417587758

Gorman & Gray

OFFICE



(Floor Plan For Illustrative Purposes Only)

Scale in metres. We give no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. We recommend that you instruct your own surveyor to carry out an independent investigation of the property prior to relying on the accuracy and completeness of this plan. Floor Plan presented by The Floor Plan Specialist. [www.thefloorspecialist.com.au](http://www.thefloorspecialist.com.au)

**APPROXIMATE AREAS**

INTERNAL : 108m<sup>2</sup>

EXTERNAL : 82m<sup>2</sup>

TOTAL : 190m<sup>2</sup>



Unit 32/11 Innovation Parkway, Birtinya