

# AMBER WERCHON

PROPERTY · PEOPLE



## 58 Reflection Crescent Birtinya QLD

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Amber Werchon Property presents to the market 58 Reflection Crescent, Birtinya. This gorgeous home is the epitome of luxury waterfront living offering plenty of space for entertaining, pristine finishes, a North East, lakefront aspect with swimming pool, positioned in a premium lifestyle location within walking distance from the hospital and only 5 minutes drive to the beach.

Only four years old, this property features four bedrooms, two bathrooms, double garage, study, ducted air conditioning, ceiling fans, 6.6kW solar system, powder room downstairs for guests, separate laundry with exterior access, two upstairs balconies, and a covered outdoor alfresco area.

**Type** : House  
**Price** : Offers in the low \$2M  
**Building Size** : 242 sqm  
**Land Size** : 322 sqm  
**View** : <https://www.amberwerchon.com.au/8116605>



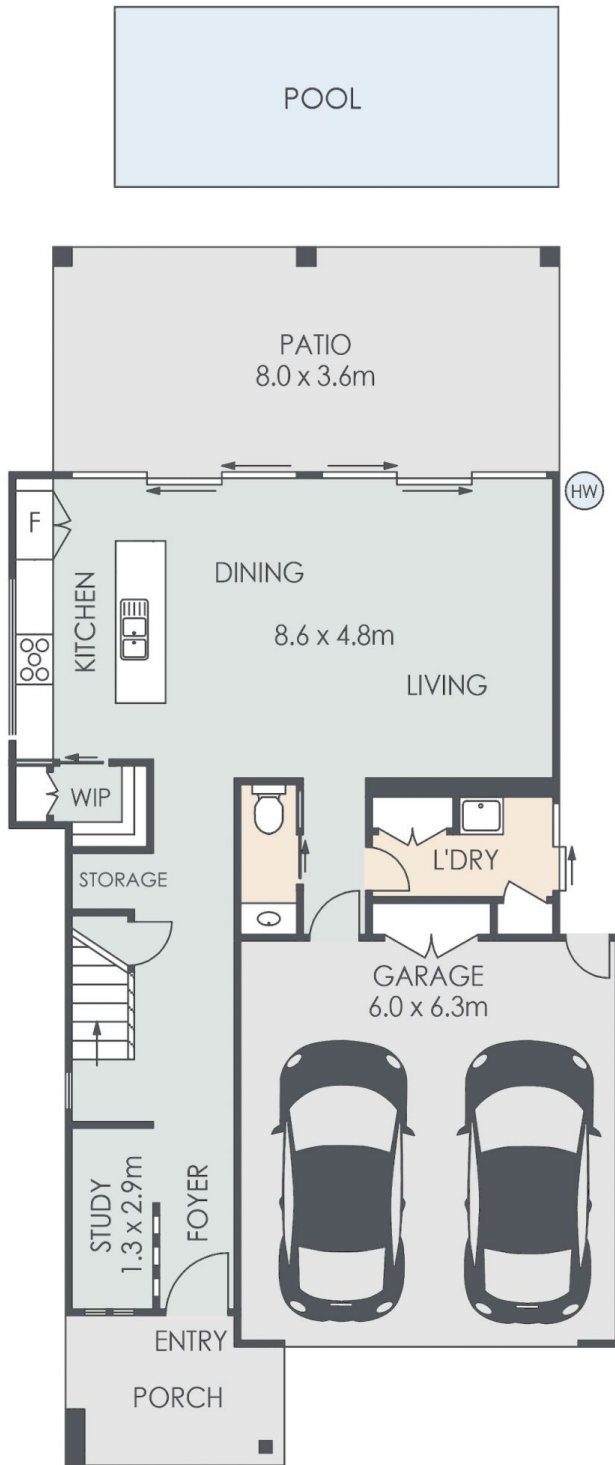
**Daniel Mendes**  
07 5430 0888



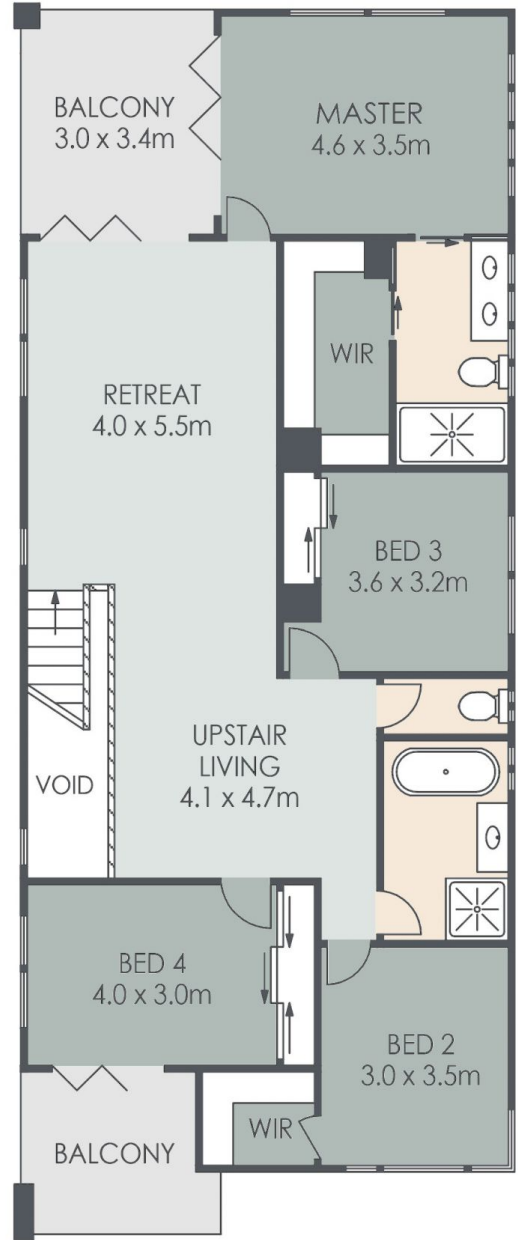
**Peter Brown**  
07 5430 0888

[For full version visit the website](https://www.amberwerchon.com.au)

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**LOWER LEVEL**



**UPPER LEVEL**

- 4 
- 2 
- 2 



## 58 Reflection Crescent, BIRTINYA

INTERNAL: 242m<sup>2</sup> EXTERNAL: 56m<sup>2</sup> TOTAL: 298m<sup>2</sup>

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser [www.fratterphoto.com](http://www.fratterphoto.com)

