



# FOR SALE

## HUGE FAMILY HOME ON LARGE BLOCK

This amazing family residence has everything that your heart could desire. Situated in an elevated position, on a 874m2 block in the sought after suburb of Birkdale with huge side access.

This enviable spot is only a hop, skip and a jump to Birkdale Rail, Bus Transport, Birkdale Village & Restaurants, Capalaba shopping, Prestige schools, and local parks. This home is also close to the proposed Birkdale Community Precinct.

Your new home is destined to impress with an excellent floor plan over two spacious levels. The quality and functional design of this home must be seen to be appreciated.

Enjoy the AMAZING sunsets on a clear summer night around the open firepit! THERE'S nothing better than feeling the warmth of fire reach your face as you sit back and enjoy a glass of red and SMELL the roast cooking!

This extremely well-appointed home features:

- Open plan, numerous separate living areas
- Low maintenance commercial vinyl planks
- Gourmet elegant kitchen with oversized gas cook top & oven, excellent storage, stone benchtops and double fridge space
- Extensive outdoor covered entertaining area, freshly tiled
- Huge Back Yard with Large Side Access – Plenty of room for the caravan
- King Sized Master suite with spacious bedroom, Spa ensuite, his and hers robes
- Balcony upstairs takes in the full advantage of this property's extraordinary suburban views
- 2 Additional well-appointed bedrooms upstairs all with built in robes with 1 Bedroom with two-way access to main bathroom
- Newly renovated stylish main bathroom, deluge shower, well positioned to service the bedrooms and featuring a free-standing bath
- Modern newly renovated full bathroom downstairs
- 4th Bedroom downstairs perfect for guests or repurposed for a double home office
- Stylish laundry with plenty of storage

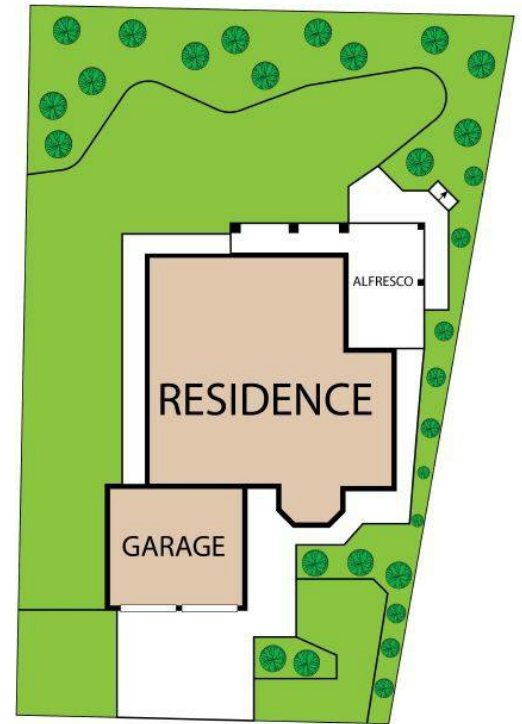
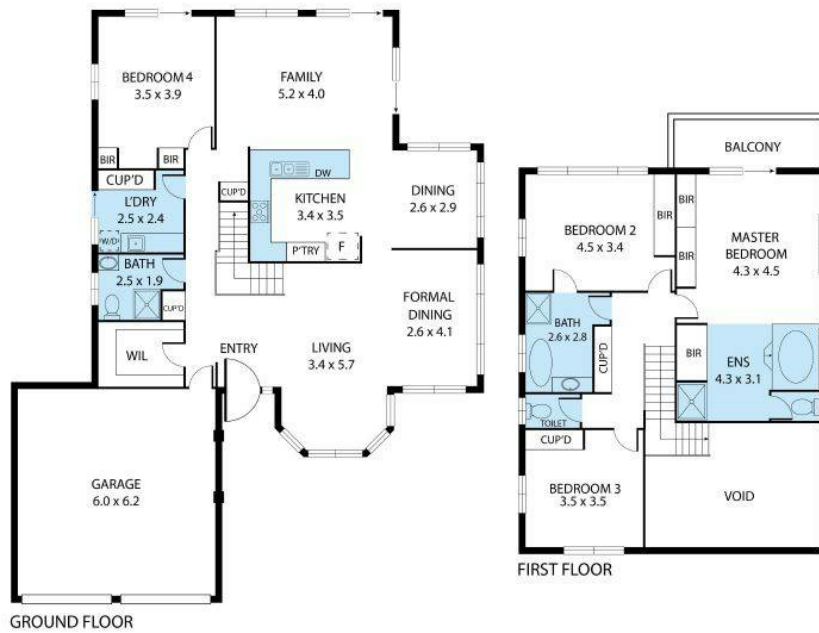
4 BED | 3 BATH | 2 CAR

PRICE:  
\$960,000

OPEN FOR INSPECTION:  
N/A



**Glen Stevens**  
**0417070693**  
glen@creamproperty.com.au



13 Manly Street, Birkdale 4159  
TOTAL APPROX. FLOOR AREA 245 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.