



**SOLD**

**"JUST LISTED IN BIRKDALE! 4 BED, 2 BATH WITH SIDE ACCESS AND MUCH MORE! DON'T MISS OUT!"**

Welcome to your new home in the hugely popular suburb of Birkdale, QLD. This family sized 4 bedroom, 2 bathroom house is waiting for you to call it home or scoop up a great investment property.

As you step onto the property you'll immediately notice the quiet and peaceful ambience in this small cul-de-sac, a very popular area and great street for families and those who are seeking a central, convenient location but also enjoy their privacy.

As you enter through the front door, you will be immediately impressed by the practical and open floor plan. The living areas are bathed in natural light, creating a sense of warmth and relaxation. The built-in wardrobes in each of the bedrooms provide ample storage space, ensuring that your home remains clutter-free at all times. And with two separate living areas and two bathrooms there is plenty of room for everyone!

The well laid out kitchen comes with modern appliances, ample counter space, and plenty of storage. Cooking and entertaining will be a breeze in this well-designed space that leads to the family room which overlooks the outdoor entertainment area, making it perfect for hosting gatherings and creating unforgettable memories with friends and family.

Step out into the backyard and be delighted by the outdoor entertainment area, complete with a covered patio, perfect for enjoying a cup of coffee in the morning or a glass of wine in the evening. The fully fenced, flat back yard provides a safe and private space for children and pets to play and has ample space to install your dream pool.

But the features of this property don't end there. Your cars will have a home as well, with secure parking space for 2 vehicles in the garage, including back yard access from one side and the added bonus of side access with room for car/boat/caravan port. The eco-friendly solar panels on the roof will not only help reduce your carbon footprint but also save you money on your electricity bills.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$970,000

**OPEN FOR INSPECTION:**  
N/A



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NORTH



13 WALNUT COURT, BIRKDALE

4 2 2

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