



**SOLD**

## LARGE HOME, BIG BLOCK, QUIET CUL-DE-SAC!

Ladies and gentlemen, we have a fantastic Bayside lifestyle opportunity for you here in Birkdale!

Set on a large 922m<sup>2</sup> block in a quiet, family-friendly cul-de-sac is this spacious single-level home.

Built in 2001, the home is very solid and it has been well maintained and well presented, both inside and out.

Featuring 4 large built-in bedrooms plus a study, the home also includes separate lounge, family, rumpus and dining areas.

There are split-system air-conditioning units in the family area and main bedroom, to enable you to regulate the ambient temperature.

The kitchen is large and central, with ample cupboard and bench space, dishwasher, and easy access to the internal and outdoor living spaces.

Large and private, the outdoor entertainment area overlooks the back yard and there is side access and room for a pool or granny flat or big shed.

There is a double lockup garage, solar panels and solar hot water, and the decor can be enjoyed as-is or updated to your own tastes if desired.

Conveniently located near the Birkdale Golf Course (Howeston), as well as local schools, shops and childcare facilities, everything is close to hand.

Schools such as Mary McKillop, Birkdale State, Wellington Point State and Birkdale South are all within easy reach.

And there are parks, walking trails, sporting fields close by, as is the bay and the best fishing, boating and seaside entertainment in the Redlands.

Importantly, the property is only 35 minutes to Brisbane CBD, 50 minutes to the Gold Coast, and just a few minutes to the water's edge.

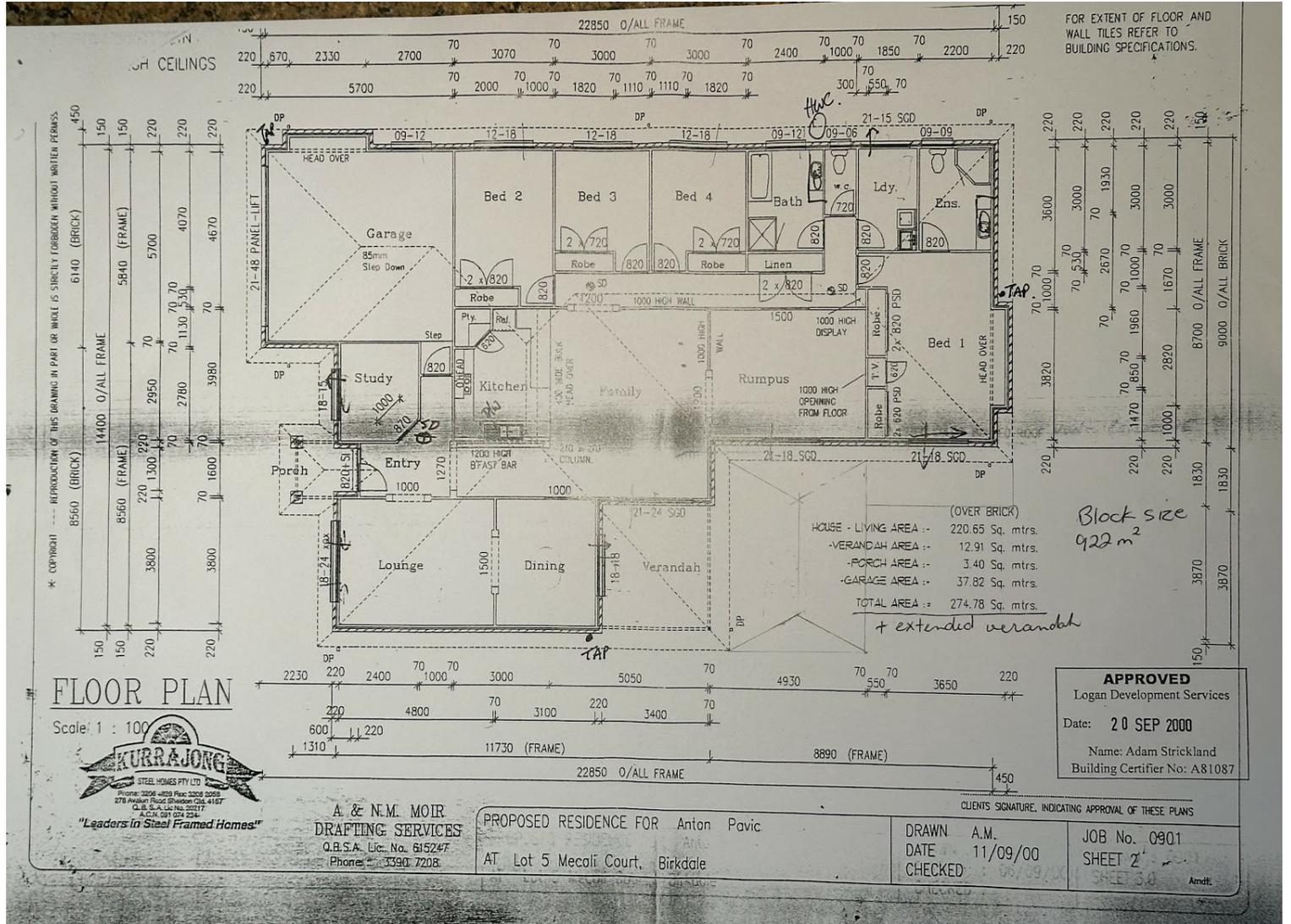
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,300,000**

**OPEN FOR INSPECTION:**  
**N/A**



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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.