



SOLD

IDEAL DUPLEX FOR DOWNSIZERS, FIRST HOME BUYERS & SAVVY INVESTORS

This villa represents an outstanding opportunity to secure a low-maintenance lifestyle property in a rapidly developing coastal suburb.

Property Features:

- Main bedroom suite, wall to wall built-in robes, ensuite, sitting area + study area, aircon
- Two additional bedrooms with built-in robes and ceiling fans
- Combined 2nd bathroom /laundry with shower, toilet and vanity
- Modern Kitchen with breakfast bar, dishwasher and electric appliances
- Lounge room overlooking green leafy backyard
- Central courtyard with storage for gardening tools
- Carport- single
- Patio area for private entertaining
- Solar power
- Tiled floors and security screens throughout
- 144m² allotted to unit 1, with total land area 854m² between the 2 lots - incorporating common space in the backyard and front yard
- The property's location offers convenient access to the Birkdale shopping precinct, while being close to the exciting new Birkdale Community Precinct — future home of the Redland Whitewater Centre. This emerging hub will further enhance the lifestyle appeal and long-term value of the area.
- No Bodycorporate fees, just a shared building insurance, Council Rates: \$1031p/qtr including water

3 BED | 2 BATH | 1 CAR

PRICE:
\$770,000

OPEN FOR INSPECTION:
N/A



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PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

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.