



1 Bovingdon Street, Birkdale

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A sanctuary by the sea with bay views

This immaculate, light-filled two-storey home is perfectly positioned on a 893m² corner block in a quiet cul-de-sac, just a stone's throw from the water, enjoying spectacular views of Moreton, King, and North Stradbroke Islands. The upper level is designed with beautiful timber floors, a spacious kitchen and open plan living and dining area that flow seamlessly out onto a generous, partially covered deck ideal for entertaining or relaxing while taking in the sea breeze and sunsets. Downstairs encompasses the 2nd bathroom, separate room with built ins, kitchenette and a large living area that opens through sliding doors to a second expansive deck and a private pool with a leafy outlook creating a tranquil, outdoor sanctuary. Additionally, at the rear of the property, a self-contained granny flat offers additional flexibility, complete with a kitchenette and ensuite- perfect for extended family, guests or potential rental income.

This unique and fully renovated property enjoys an enviable location close to schools, shops, transport, cycleways, boat ramps and only a stroll to the waterfront esplanade and family parks.

Upper Floor

FOR SALE
Offers Invited

AGENTS

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AGENCY

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LJ Hooker

- Open plan living and dining area with polished timber floors opening to a well sized, partially covered deck with impressive water views.
- Spacious kitchen filled with natural light with stone benchtops, electric oven and cooktop plus steam oven, dishwasher, 2 sinks, walk in pantry and loads of cupboard and drawer space.
- Large master bedroom with walk in robe, second bedroom with built ins and third bedroom/study - all with an adjoining retreat which is ideal as a seating area or study nook.
- Bathroom with shower and vanity plus separate toilet.

Ground Floor

- Expansive living area with kitchenette seamlessly flowing to an undercover deck that overlooks a private, secluded pool with decking.
- Large, separate room with built ins and storage cupboard.
- Large family bathroom with feature tiling, bath, shower and vanity and separate toilet.
- Good sized laundry with sink.
- Self-contained granny flat with kitchenette, ensuite and separate access.
- Large storage space under the house.

The land and location

- Private 893m2 block with dual street frontage and 3 access points with subdivision potential.
- Landscaped gardens with lawn area.
- 2 car carport plus additional off street parking for several vehicles.
- Ideally located on a whisper quiet cul de sac, surrounded by quality homes and walking distance to schools, shops, restaurants, the train station and waterfront parks and esplanade.

Call now to book your inspection and take advantage of this unique opportunity to become part of this tightly held community at one of the Bayside's best addresses.

MORE DETAILS

Property ID	BTR1F2S
Property Type	House
Land Area	893 m2
Including	Deck

Karen Renouf 0413 473 461

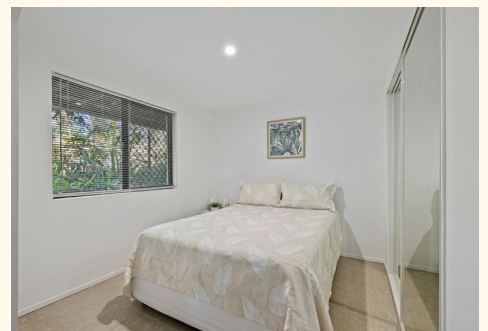
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Total Approx Floor Area: 354m²

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.

Team Renouf **LJ Hooker**
Property Centre