



## Birkdale, 10 Roger Street

### Wow - Exquisite Queenslander

This amazing home was relocated from New Farm in 2003 and thoughtfully converted from four flats into a spacious family residence, this Queenslander seamlessly merges historic charm with modern ease. With impressive features, abundant space, and the flexibility to customize for your needs, this home is ideal for families and investors alike. Embrace the timeless elegance, while adding your own personal touch to create the perfect living experience in Birkdale.

From the moment you enter, you'll be struck by the grandeur of high ceilings that enhance the spacious feel throughout. The wide entry hall allows refreshing breezes to flow through the house, creating a relaxed atmosphere. This home's character has been meticulously preserved, with original hardwood flooring, intricate cornices, and the timeless charm of tongue-and-groove walls and ceilings.

Top Level Living



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**For Sale**  
\$1,550,000

**View**  
[ljhooker.com.au/BSSBF2S](http://ljhooker.com.au/BSSBF2S)

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**LJ Hooker Property Centre**  
**(07) 3286 2500**

Upstairs, you'll find four generous bedrooms, each designed for comfort and privacy. These rooms feature plantation-style transoms over the doors for airflow, ceiling fans, and floor-to-ceiling built-in cupboards. There are two well-appointed bathrooms-one on each level-with a third bathroom serving as a luxurious ensuite.

The expansive kitchen seamlessly integrates with the living and dining areas, making it perfect for family gatherings and entertaining. Equipped with an induction cooktop and dishwasher, this kitchen offers both style and functionality. A large upstairs laundry and powder room add convenience and could easily be converted into a fourth full bathroom, while still retaining laundry space.

#### Outdoor Oasis

Step out onto a massive, breezy deck with views of the bay-perfect for alfresco dining or simply unwinding in the fresh air. Wide side access leads to a spacious backyard, a blank canvas awaiting your personal touch. There's ample space for a pool, gardens, or additional outdoor living areas.

#### Ground Floor Retreat

The ground floor offers flexibility with two spacious bedrooms, each featuring ceiling fans, built-in cupboards, and a separate bathroom with private entrance. This space is ideal for extended family, a home business, or a profitable Airbnb option. It can be completely closed off from the main house and has a nearby plumbing nook that could be converted into a kitchenette, allowing for fully self-contained living quarters.

#### Additional Features

Double lock-up garage with epoxy-finished floor and an expansive storage area

Massive covered area under the deck, ideal for dual living, an indoor-outdoor room, or workspace

Generous understairs storage for added convenience

This stunning Queenslander combines historic elegance with modern amenities, offering a rare opportunity for those seeking a spacious family home, an investment property, or both. With exceptional features, beautiful views, and abundant potential in the backyard and under the house, this home is truly one-of-a-kind.

Don't miss your chance to make it yours! You won't find another like this in the area.

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# More About this Property

Property ID	BSSBF2S
Property Type	House
Land Area	809 m <sup>2</sup>
Including	Toilets (1) Outdoor Entertaining

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