







11 Merle Court, Birkdale

QUIET CUL-DE-SAC LIVING WITH MULTIPLE LIVING AREAS IN A PRIME BIRKDALE POCKET

11 Merle Court presents a practical family home offering multiple living areas, strong everyday functionality, and a location that continues to gain attention for both convenience and future amenity. With three bedrooms, two bathrooms, double garage accommodation, and a covered patio accessed from both living areas, the home is well suited to families, downsizers, or buyers seeking a low-maintenance property in a well-connected Birkdale setting.

The layout balances comfort and practicality, with air conditioning to the main bedroom and living area, generous storage, and a quiet backyard that adds to the home's easy everyday appeal. Combined with a position close to schools, childcare, public transport, and shopping, this is a home that offers broad lifestyle appeal in an increasingly well-regarded location.

Property Highlights

Living, Layout & Comfort

3 2 2

FOR SALE
UNDER CONTRACT

VIEW
By Appointment

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Two living areas providing flexibility for everyday family life
- Air conditioning to the main bedroom and living area
- Quiet cul-de-sac position
- Practical layout with good separation between living and outdoor spaces
- Plenty of storage throughout

Kitchen & Dining
- Functional kitchen designed to support everyday use
- Practical connection to the surrounding living areas

Bedrooms, Bathroom & Laundry
- Three-bedroom layout
- Main bedroom with ensuite
- Second bathroom servicing the remainder of the home
- Comfortable layout suited to a range of buyers

Outdoor & Entertaining
- Covered patio area with access from both living areas
- Quiet backyard setting
- Outdoor spaces suited to entertaining or day-to-day use

Parking & Storage
- Double garage accommodation

Prime Location
Birkdale continues to be one of the Redlands' most convenient and family-friendly bayside suburbs, valued for its schooling options, rail access, and everyday amenity. Merle Court sits in a particularly handy pocket of the suburb, close to local schools, childcare, shopping, and public transport. It also benefits from being near the future Birkdale Community Precinct, which is planned to include the proposed Redland Whitewater Centre for the Brisbane 2032 Olympic and Paralympic Games, along with broader parkland and community infrastructure.

- Birkdale State School and other nearby local schooling options
- Childcare options within the broader Birkdale area
- Birkdale Fair Shopping Centre
- Birkdale train station for rail access into Brisbane
- Positioned near the future Birkdale Community Precinct and proposed Redland Whitewater Centre
- Easy connection to the wider Redlands bayside lifestyle and everyday amenities

Offering a practical layout, quiet position, and strong location appeal both now and into the future, 11 Merle Court presents an excellent opportunity in a well-established Birkdale pocket.

Additional Features
- NBN: Hybrid Fibre Coaxial (HFC)
- Rates: Approx. $1,258.89 per quarter
- Rental Appraisal: Approx. $790 per week

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

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MORE DETAILS

Property ID	BUCMF2S
Property Type	House
Including	Air Conditioning Built-in-Robes Fully Fenced Solar Panels

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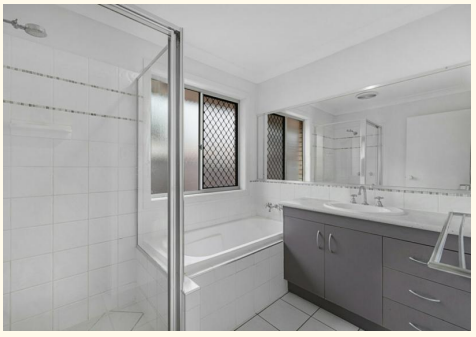
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Covered Area: 175m²

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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 .

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