







Birkdale, 11 Moloaa Crescent

500m to the waters edge, train, shops, schools with dual living option

5 | 2 | 3 | 1

For Sale
Contact Agent

View
ljhooker.com.au/BRW2F2S

Contact
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Discover the ultimate coastal lifestyle in the desired and tightly held water side enclave of Birkdale.

Nestled in an unbeatable location, 11 Moloaa Crescent offers a rare opportunity to live just moments from the waterfront. Enjoy leisurely morning and evening strolls, fishing, kayaking adventures, or serene picnics less than 500m away. A short walk to the train station, Woolworths shopping center and public and private schools makes this an excellent choice to begin your next chapter.

This large double story rendered home incorporates bedrooms, bathrooms and living areas across both levels so this is a perfect house for a large family with the option to make this dual living. Downstairs is legal height with is a favorable and rare attribute.
The house has been painted inside and out, with new carpets, upgraded lighting and fans.

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(07) 3286 2500

Disclaimer: 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.

The newly renovated front balcony is perfect to sit and enjoy the quiet street or entertain friends on the L shaped rear deck, while enjoying the bay breezes and afternoon sunset.

Home Inclusions:
* 5 Bedrooms (3 upstairs and 2 downstairs)
* A bathroom on each level
* Formal lounge and dining area upstairs with huge eat in kitchen with an abundance of storage
* The kitchen is huge an offers an abundance of storage, space for a dining table and an under the sink water filtration system.
* There is a second family room and dining area downstairs
* New 6 speed dc ceiling fans with LED lights installed throughout the home and split system air conditioning units in the master bedroom and main living areas.
* A huge amount of built in storage on both levels
* Painted inside and out with new carpets to the upstairs bedrooms
* Attractive steel mesh security screens on the front door and windows. New fly screens on all windows and doors.
* Smoke alarms installed throughout the home and and power points have been upgraded, some contain usb ports.

Outdoors Features:
* Huge pool - 40,000lt concrete pool with new filter and pump
* New astro turf professionally installed in the pool area for low maintenance
* 2 garden sheds (one under the carport)
* Ample yard for the kids and dogs to play
* Solar hot water system for efficiency
* Established gardens with local natives and fruit and veggie planter boxes

Seize the opportunity to embrace waterfront living at its finest. Contact us today to secure your slice of paradise at 11 Moloaa Crescent. This is more than a home; it's a lifestyle.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

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More About this Property

Property ID	BRW2F2S
Property Type	House
Land Area	607 m²
Including	Pool

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11 Moloaa Crescent, Birkdale

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