



STCA & Planning
Boundary markings are approximate



Birkdale, 12 Charles Street

? 1,376m² Bayside Block —Close to Water & Packed with Potential! ?

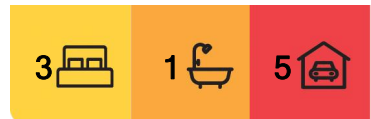
Opportunities like this don't come around often! Sitting on a huge 1,376m² block with a 20m street frontage, this solid brick-and-tile lowset home comes with a large 3-bay shed and is just moments from the water in the sought-after suburb of Birkdale.

With incredible potential for subdivision, renovation, or both, the possibilities here are endless. The home offers 3 bedrooms, open-plan living/dining, a functional kitchen, family bathroom with separate toilet, plus a second living area. There's also an internal laundry with breezeway access to a separate building currently used as a home office - complete with toilet and plumbing - making for an easy granny flat conversion. Side access of approximately 3 metres from wall to boundary adds to the development potential.

Ideally positioned close to Birkdale Fair Shopping Centre, cafes, restaurants, waterfront walkways, parklands, train station, and local schools, this is a rare chance to secure a



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.



For Sale
Serious Offers Over \$1,289,000

View
By Appointment

Contact
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0401 461 448
rbennett@ljhpropertycentre.com.au

LJ Hooker Property Centre
(07) 3286 2500

property with huge future value in a thriving bayside community.

The owners have reasonable price expectations and are ready to move on - so act fast!

Call Rachael now for more information and to arrange your private inspection, or visit us at the open home.

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.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

More About this Property

Property ID	BTFTF2S
Property Type	House
Land Area	1376 m2
Including	Toilets (2)

Rachael Bennett 0401 461 448

Independent Contractor - Rachael Bennett Properties Pty Ltd | rbennett@ljhpropertycentre.com.au

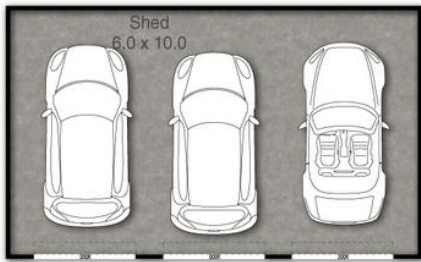
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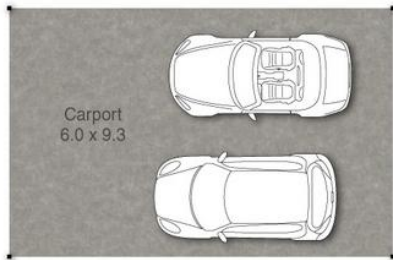


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*NOT ACTUAL POSITION



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12 Charles Street, Birkdale

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