



12 Saint James Road, Birkdale

A RARE OPPORTUNITY IN ST JAMES PARK ESTATE - 4,009m² BLOCK

Situated within the prestigious St James Park Estate, this lowset brick home presents an exciting opportunity to secure an expansive 4,009m² flat block, offering the perfect blend of family living, space and future potential.

Featuring a well-designed floorplan, beautifully raked ceilings and generous proportions throughout, the home offers plenty of scope to renovate, personalise or explore the possibilities of acreage-style living and future developments. With blocks of this size becoming increasingly rare within St James Park Estate, this is an opportunity not to be missed.

- Open plan living and dining room with beautiful high raked ceilings
- Original kitchen with lots of storage and window overlooking the backyard
- 3 oversized bedrooms with built in robes and amazing casement windows
- Family bathroom with shower and unique bath, separate wash room and toilet
- " Second bathroom located in the garage —perfect location to

3 2 3

FOR SALE

Expressions of Interest

VIEW

Sat 17th Oct @ 12:00PM - 12:30PM

AGENTS

Jimmy Regan

0412 941 716

jregan@ljhpropertycentre.com.au

Riley Atkinson

0490 750 338

ratkinson@ljhpropertycentre.com.au

AGENCY

LJ Hooker Property Centre

(07) 3286 2500

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.



- convert the garage to a master suite
- Oversized garage
- Additional workshop/shed with single garage door
- " Solar system & water tanks
- " 4,009m2 flat block —fruit trees at the very back

Perfectly positioned just moments from Howeston Golf Course, the stunning Aquatic Paradise waterfront, Birkdale Fair Shopping Centre, quality schools, parks and public transport, this outstanding home delivers the ideal balance of peaceful family living and everyday convenience.

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.

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

MORE DETAILS

Property ID	BUR2F2S
Property Type	House
Land Area	4009 m2
Including	Water Tank

Jimmy Regan 0412 941 716

Independent Contractor â€“ Jimmy Regan Real Estate Pty Ltd | jregan@ljhpropertycentre.com.au

Riley Atkinson 0490 750 338

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LJ Hooker Property Centre (07) 3286 2500

152-164 Shore St West, Raby Bay, Brisbane QLD 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au





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Covered Area: 281m²

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.