

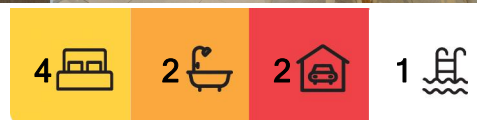


Birkdale, 14A Claremont Street

Sold By Karen Renouf

Ideally positioned in a prime location only a short stroll to the waterfront parklands this immaculate, architectural home is designed to capture stunning sunsets, views and bay breezes across the water. Situated on an elevated 446m² block with an expansive outlook this home boasts premiere living across two levels. Multiple open plan living areas with high ceilings, flooded with natural light, flow seamlessly to the front deck and outdoor patio over-looking the pool. A stylish, modern kitchen, dining and living area opens onto the generous deck —ideal for entertaining family and friends and enjoying the bay breezes and views. The master is exceptional with a stylish ensuite and large walk-in robe. Large bedrooms and a second living area make this property ideal for families, guests or lends itself to dual living or working from home. Situated on a quiet, prestigious street in a highly sought-after pocket in Birkdale, only a street from the waterfront, this stunning property is a must-see.

*Large entry and covered porch with intercom.



For Sale
Offers over \$1,249,000

View
ljhooker.com.au/BSS1F2S

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- *Open plan kitchen, dining and living room flooded with natural light with picture windows flowing seamlessly to a generous deck with expansive views and drop-down shade blinds.
- *Contemporary kitchen with stone benchtops, pantry, gas cooktop and electric oven, dishwasher and breakfast bar.
- *Separate family/living room downstairs leading to the outdoor patio overlooking the stunning inground pool
- *Exceptional master suite with picture windows, ensuite with shower and vanity with stone tops, generous walk-in robe.
- *3 further large bedrooms, all with built ins plus family bathroom with bath, shower and vanity with stone top and separate toilet.
- *Powder room/3rd toilet plus family laundry.
- *Inground mineral pool with heat pump and feature lighting surrounded by outdoor living spaces and patio.
- *Extras include high ceilings, ducted air conditioning, fans, Vaccumaid, security screen and alarm, intercom, gas fired hot water, heaps of storage and a neutral colour palette throughout.
- *Extra height double lock up garage with door to the back garden plus off-street parking for multiple additional vehicles.
- *446m2 elevated, flat, fully fenced private block with low maintenance lawns and gardens, garden shed. Access to additional space at the rear of the current fencing.
- *Outstanding location - stroll to the waterfront esplanade and parklands, close to all your dining and shopping needs at Birkdale Fair and world class schools including Redlands and Ormiston College. This property provides the perfect backdrop for a Bayside lifestyle. Easy commuting distance to Brisbane CBD and walking distance to the train station.

Call now to book an inspection and become part of this tightly-held community at one of the Bayside's best addresses.

More About this Property

Property ID	BSS1F2S
Property Type	House
Land Area	446 m2
Including	Air Conditioning Pool

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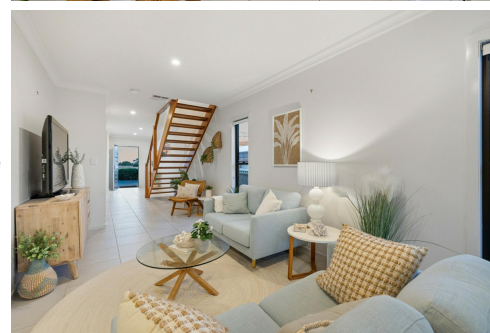
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14A Claremont Street, Birkdale

Total Approx Floor Area: 270m²

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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