



16 Cresthill Street, Birkdale

SOLD BY JAMESS AND GRAEME CARMICHAEL

Please Note: Virtual staging has been used in photos

Positioned in a quiet, established street where homes are rarely offered, 16 Cresthill Street, Birkdale presents a well-maintained four-bedroom, two-bathroom home with double garage, set on a generous 668m² block. With multiple living spaces, a renovated main bathroom, and excellent side access to substantial shed storage, this property offers comfort, space and long-term appeal in one of Birkdale's most reliable residential pockets.

Property Highlights

Living & Layout

- Separate living and dining zones providing flexibility for family living
- Air conditioning servicing the main living area
- Practical, functional floorplan well suited to everyday use

Kitchen & Dining

- Centrally positioned kitchen with good connection to indoor and outdoor spaces
- Functional layout with scope to enhance over time if desired

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FOR SALE
UNDER CONTRACT

AGENTS

James Carmichael
0408 455 771
jcarmichael@ljhpropertycentre.com.au

Nick Marshall
0435 608 324
nmarshall@ljhpc.com.au

AGENCY
LJ Hooker Property Centre
(07) 3286 2500

Bedrooms & Bathrooms

- Four well-proportioned bedrooms
- Renovated main bathroom with modern finishes
- Second bathroom adding everyday convenience
- Air conditioning to three bedrooms, providing year-round comfort

Outdoor & Storage

- Side access through to a large 9.6 metre double bay shed/workshop
- Additional garden shed for extra storage
- Secure, usable backyard with space for kids, pets or future improvements
- Set on a Low Density Residential—zoned block, offering strong long-term appeal

Energy & Efficiency

- 2.5kW solar system (14 panels) helping to reduce ongoing energy costs

Location & Lifestyle

Located in a tightly held pocket of Birkdale, this address is prized for its balance of convenience, schooling and bayside lifestyle:

- Within the Birkdale State School and Wellington Point State High School catchments
- Close to Mary MacKillop Catholic Primary School, a highly regarded local option
- Easy access to Birkdale Train Station, providing direct rail links to Brisbane CBD
- Minutes to Wellington Point foreshore, boat ramps, coastal walking tracks and parks
- Convenient to Birkdale Fair Shopping Centre, cafés and everyday services
- Quiet, owner-occupied street surrounded by established homes

Additional Features

- NBN connected (Hybrid Fibre Coaxial —HFC)
- Rates Approx: \$953.97 Per Quarter
- Rental Appraisal: Approx \$870 Per Week

Disclaimer:

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 DETAILS

Property ID	BTYVF2S
Property Type	House
House Size	169 m ²
Land Area	668 m ²
Including	Air Conditioning Solar Panels



James Carmichael 0408 455 771

Licenced Real Estate Agent | jcarmichael@ljhpropertycentre.com.au

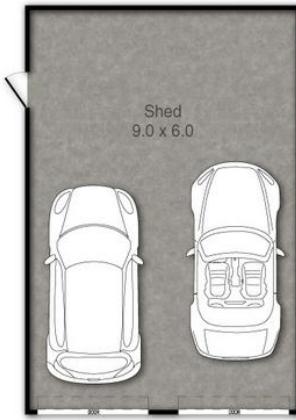
Nick Marshall 0435 608 324

Associate | nmarshall@ljhpc.com.au

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





16 Cresthill Street, Birkdale

Covered Area: 196m²



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.