



## Birkdale, 18 Malling Street

SOLD BY STEVE

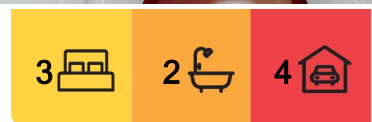
WOW...well suited for Families, Investors, Renovators, or a Business from Home...the list & the potential goes on & on...

\* This high-set home is in good condition & sits on a flat easy care 711m2 block with +20 mtr frontage

\* Upstairs: Master bedroom plus 2 other bedrooms (master & bed 1 with built-in-robres), master bathroom; separate toilet; refreshed light & bright kitchen with views & access to the backyard, ample working space plus island bench with breaky bar, as new quality appliances (d/washer, electric cooktop, oven & rangehood), pantry, 2 pac soft close drawers & cupboards; open plan dining & living areas with access through sliding doors onto the east facing undercover front verandah capturing bay breezes

\* Downstairs: Huge multi-purpose room includes a large bedroom; combined bathroom, toilet & laundry; kitchen with electric cooktop & oven, island bench; open plan dining & living areas; & a separate rumpus room

\* Separate entry to upstairs & downstairs provides easy access for dual living



**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/BRKZF2S](http://ljhooker.com.au/BRKZF2S)

**Contact**  
**Steve Murphy**  
0400 884 427  
[smurphy@ljhpropertycentre.com.au](mailto:smurphy@ljhpropertycentre.com.au)



**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.

**LJ Hooker Property Centre**  
**(07) 3286 2500**

- \* Split air conditioning; ceiling fans; security screens & doors; blinds; polished timber floors; tiles & plenty of storage throughout
- \* High quality recently installed 9.99 kW solar system with Fronius Primo Inverter
- \* Outside is easy care & hosts a list of extras....Fully fenced; Large undercover double carport; Very wide & high side access; Huge 9 x 6mtr powered shed easily fits 2 cars with shelving & lock-up roller doors; Separate garden shed; 2 x Outdoor undercover entertaining areas (one enclosed with cafe blinds)
- \* Plenty of room in the backyard for a pool & to turn this space into your own oasis
- \* Quiet street in a great location with easy access to walking/cycle paths, bushland, sports precinct, schools, childcare; transport links (bus & rail), local & major shopping centres, golf courses & Moreton Bay
- \* This property is currently leased to excellent tenants who would love to stay-on
- \* General & Water Rates \$1,053 per quarter

Act now to pick-up this short & long-term opportunity.

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## More About this Property

Property ID	BRKZF2S
Property Type	House
Land Area	711 m²
Including	Air Conditioning Toilets (2) Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels

**Steve Murphy 0400 884 427**  
Independent Contractor - Steve Murphy Real Estate Pty Ltd | [smurphy@ljhpropertycentre.com.au](mailto:smurphy@ljhpropertycentre.com.au)

**LJ Hooker Property Centre (07) 3286 2500**  
152-164 Shore Street West, Raby Bay, Brisbane QLD 4163  
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# 18 Malling Street, Birkdale

3 Bed 2 Bath 2 Car



FIRST FLOOR

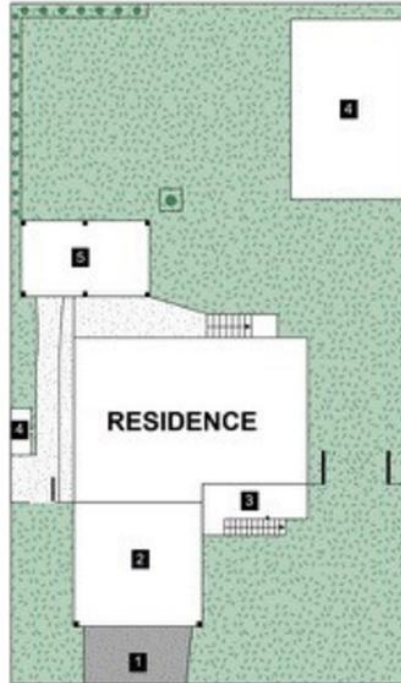


GROUND FLOOR



(Not in Position)

SHED



SITE PLAN

## LEGEND

1. Driveway
2. Carport
3. Deck
4. Shed
5. Covered Patio

Internal : 149m<sup>2</sup>  
External : 98m<sup>2</sup>

AURORA  
REALTY

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