






20 Spoonbill Street, Birkdale

Perfect Position - Create your home

This unique open-plan home is perfectly positioned on an elevated 664m² block in a prime, quiet, highly sought-after pocket of Birkdale. With endless potential this home's multiple living areas boast high ceilings and open onto a veranda which runs the full length of the property overlooking a large front garden.

The corner block offers two street access points. With endless potential to modernise or reconfigure to suit your lifestyle, this home presents a rare opportunity to add value and your personal touch.

- Open plan kitchen and dining/living area with laminate floors
- Good-sized kitchen
- Open plan dining and living area with split system air conditioning with additional separate lounge
- Good sized master with built in, flooded with natural light
- 2 further bedrooms both with fans and built ins
- Large family bathroom with separate toilet, bath, shower and vanity
- Full length undercover veranda at the front of the property and large lawn
- Separate laundry with door to the backyard
- 1 oversized carport with roller door plus side access - room for a

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FOR SALE
OFFERS INVITED

AGENTS

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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.

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- boat or trailer and loads of additional off-street parking
 - Extras include, fans, split system air conditioning, security screens, hot water system.
 - 664m2 fully enclosed, secure and private elevated block with lawns and landscaping plus garden shed.
- Incredible location - just 2.9kms to Birkdale Fair, 2.7km away from Birkdale state school, close to shopping centres and transport links at Wellington Point and Birkdale

MORE DETAILS

Property ID	BTGWF2S
Property Type	House
Land Area	664 m2
Including	Air Conditioning

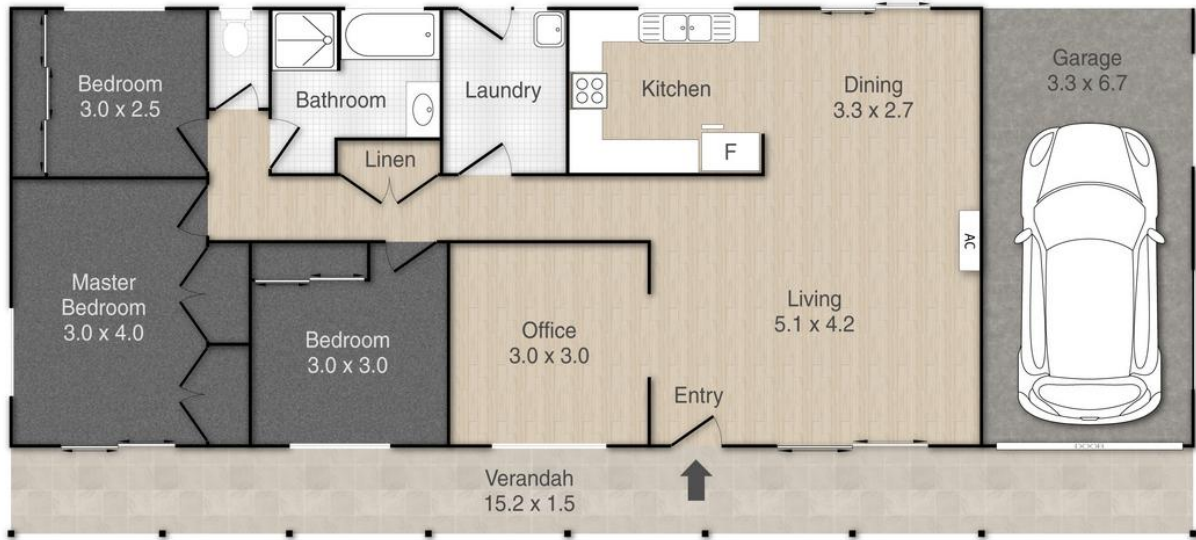
Karen Renouf 0413 473 461

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Total Approx Floor Area: 163m²

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.

Team Renew **LJ Hooker**
Property Centre

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