



Birkdale, 23 Bates Drive

Sold By Karen Renouf

Located in a prime position only a short stroll from the water and surrounded by quality homes this property sits on a generous 761m2 block. With flexible space for those seeking versatile living zones this two-story home has heaps of potential. An open plan kitchen flows to a good-sized living and dining area which connects through a sunroom to an exceptional and expansive, private deck at the back of the property. A generous master bedroom with doors to a large balcony is complemented by an additional bedroom both with built ins, fans and air-conditioning. There is heaps of secure off-street parking in addition to a 3 car shed and a single garage, lawn and garden areas plus an inground pool.

*Open plan kitchen and dining/living area with timber floors, air-conditioning and fan closely connected through a sunroom to an expansive deck

*Good sized kitchen with Westinghouse electric freestanding oven, cooktop and grill, Dishlex dishwasher and pantry



For Sale
Offers Invited

View
ljhooker.com.au/BT8FF2S

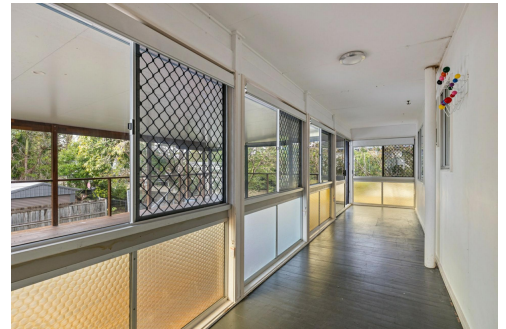
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LJ Hooker Property Centre
(07) 3286 2500

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.

- *Large master suite with air-conditioning, fan and a built in with doors to a lovely deck at the front of the property overlooking an inground plunge pool
 - *1 additional good-sized bedroom with air-conditioning, fan and built in
 - *Sizeable bathroom with separate toilet, shower over bath and vanity
 - *Incredible deck off a sunroom at the rear of the property which oversees the backyard with drop down blinds and railed stairs down to the gardens and expansive undercover area
 - *Generous downstairs multipurpose rooms plus kitchenette with sink and ample cupboard space
 - *Inground plunge pool with timber decking
 - *Single lock up garage plus 2 sheds (3 car accommodation) connected to an undercover area at the back of the property all floored with rubber mats and one shed with air-conditioning
 - *Garden shed and fenced lawn and garden areas
 - *Fully fenced block 761m2 flat block with 19m street frontage
 - *Excellent location walking distance to the water, local schools, shops, restaurants and the train station.
- Don't miss this amazing opportunity and call now to book an inspection!



More About this Property

Property ID	BT8FF2S
Property Type	House
Land Area	761 m2
Including	Balcony

Karen Renouf 0413 473 461

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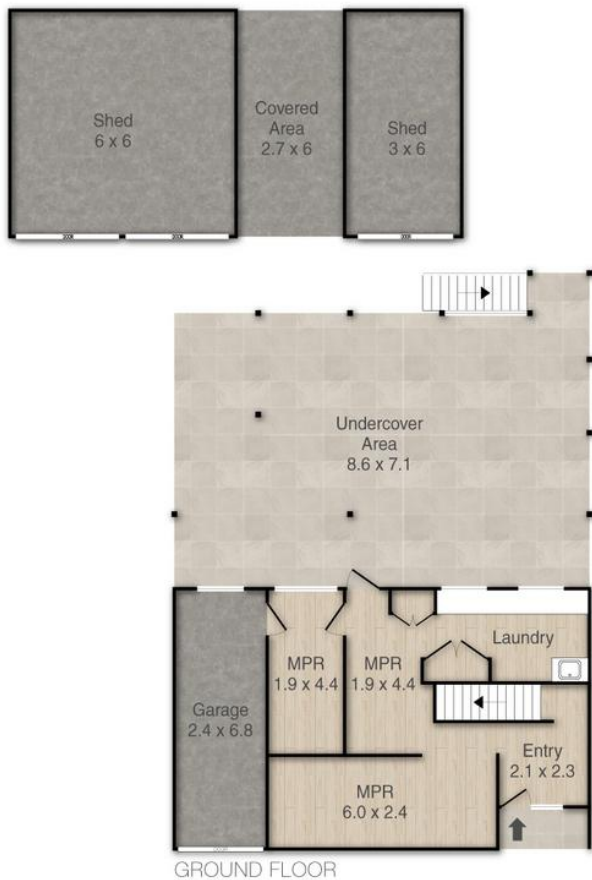
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Total Approx Floor Area: 294m²

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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