

Birkdale, 24 Bayford Street

SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to 24 Bayford Street, Birkdale, a beautifully presented 4 bedroom, 2 bathroom + study residence set on a generous 825m² block able to be subdivided (STCA). Offering separate living spaces upstairs and downstairs, this home provides excellent flexibility for families, guests, or those looking for multi-purpose spaces. With modern renovations, a large private backyard, and plenty of air conditioning, this home is a perfect balance of comfort and convenience.

Property Features:

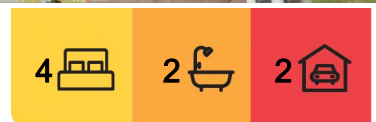
Upstairs:

- Two well-sized bedrooms, each designed for comfort and practicality.
- A beautifully renovated bathroom, featuring stylish finishes and modern fixtures.
- A spacious kitchen with ample storage and bench space, perfect for everyday use.
- High ceilings in the kitchen and living areas, creating an open and airy feel.



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.

SOLD



For Sale
FOR SALE

View
ljhooker.com.au/BT1MF2S

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- A light-filled living area with air conditioning for year-round comfort.
- A dedicated study, ideal for a home office, reading nook, or workspace.

Downstairs —Ideal for Guests, Extended Family, or a Teenage Retreat:

- Two additional bedrooms, providing extra space for family members or visitors.
- A second bathroom, adding convenience and functionality.
- A spacious second living area with air conditioning, ideal for dual-living potential, a media room, or a home gym.
- External entry as well as internal stairs, providing flexibility and privacy where needed.

Outdoor & Additional Features:

- A large patio deck overlooking the private, fully fenced backyard-perfect for entertaining or relaxing.
- A spacious shed, offering ample storage or workshop potential.
- Air conditioning in both living areas and two bedrooms, ensuring comfort throughout the home.
- NBN Ready —Hybrid Fibre Coaxial (HFC) has been used in your connection to the NBN network, ensuring high-speed internet access.

Prime Location:

Situated in the heart of Birkdale, this residence offers unparalleled access to a range of amenities:

Education:

- Birkdale State School: A reputable primary institution known for its strong academic programs.
- Birkdale South State School: Another esteemed primary school catering to the local community.
- St Mary MacKillop Primary School: A respected Catholic school offering quality education.

Transport:

- Proximity to Birkdale Railway Station ensures easy commutes to Brisbane CBD and surrounding areas.
- Accessible local bus services connect residents to nearby suburbs and facilities.

Recreation & Amenities:

- The suburb boasts numerous parks and recreational areas, providing ample opportunities for outdoor activities.
- A variety of shopping and dining options are available within a short distance, catering to diverse tastes and needs.

With its versatile layout, multiple living spaces, and potential for extended family living, 24 Bayford Street presents an outstanding opportunity for families, investors, and buyers looking for a home that offers flexibility in a sought-after Birkdale location.

Additional Information:

- * Owner Occupied
- * Rates: \$931 per quarter



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* Rental Appraisal: \$800 per week

* NBN Ready

All information provided is gathered from reliable sources; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; thus, a price guide cannot be provided. The listing may appear in a price range for website functionality purposes only.

More About this Property

Property ID	BT1MF2S
Property Type	House
House Size	162 m2
Land Area	825 m2
Including	Air Conditioning Deck

James Carmichael 0408 455 771

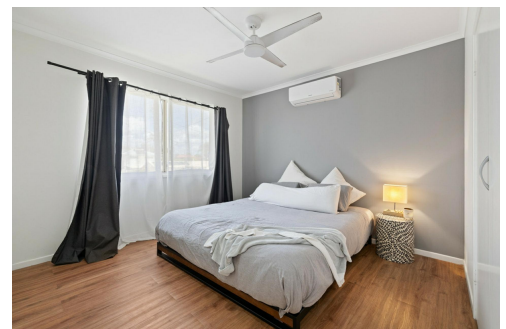
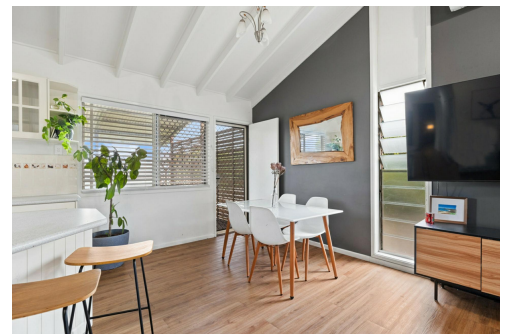
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