

31 Keppell Street, Birkdale

## Spanish-Inspired Home with Soul and Unique Character

Welcome to 31 Keppell Street, Birkdale. Brimming with warmth and individuality, this Mediterranean-inspired home showcases arched architectural features, hand-rendered finishes, and exposed timber beams, evoking the charm of a Spanish villa while embracing relaxed Queensland living.

Perfectly positioned in the highly sought-after bayside suburb of Birkdale, this one-of-a-kind home offers a flexible and functional layout, including 3 bedrooms downstairs, plus a spacious mezzanine which can be used as a 4th bedroom, home office or secluded retreat.

A user-friendly kitchen connects seamlessly to the living and dining areas, while the home is serviced by one modernised bathroom. Outdoors, a private tropical rear garden backing onto a bubbling creek provides a peaceful oasis for entertaining or unwinding.

Freshly painted with new carpets throughout, the home is move-in ready with exciting potential to further enhance and personalise, while still offering a unique charm.

The central location is unparalleled, with the Birkdale Fair shopping

4 1 1

### FOR SALE

\$1,049,000

### VIEW

Sat 21st Feb @ 9:10AM - 9:40AM

### AGENTS

Rachael Bennett  
0401 461 448  
rbennett@ljhpropertycentre.com.au

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

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Interested parties must rely solely on their own enquiries.





centre, numerous cafes & restaurants, and the train station all only a 5 minute walk from your front door, and with Aquatic Paradise waterfront only a 3 minute drive.

Constructed from solid rendered Besser block, the home offers a strong, enduring foundation. Vaulted ceilings and textured finishes enhance the sense of space and character throughout, making this home a truly special opportunity that doesn't come around often.

Features include:

- Mediterranean-inspired architecture
- Vaulted ceilings, arches and exposed wooden beams
- Open plan, functional living
- 3 bedrooms plus a flexible mezzanine
- 1 modernised bathroom
- 2 separate living areas
- Large kitchen with ample counter space, storage & modern electric appliances
- Fully fenced
- Under-cover parking
- Private back yard backing onto a nature strip & creek
- Convenient central location, with shops & restaurants within walking distance
- Airconditioned kitchen/living area and ceiling fans in all bedrooms
- Functional fireplace
- Laundry with external access

Homes of this style and character are rarely offered. With solid foundations, a fantastic floor plan, and plenty of space to personalise, this home presents a wonderful opportunity for its next owners to add their own touches and truly make it their own.

This one will not last long —call Rachael today to inspect.

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Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## MORE DETAILS

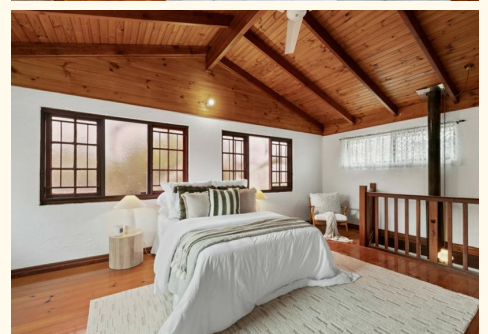
Property ID	BTZ9F2S
Property Type	House
Land Area	405 m2
Including	Air Conditioning
	Fully Fenced

**Rachael Bennett 0401 461 448**

Independent Contractor - Rachael Bennett Properties Pty Ltd |  
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**LJ Hooker Property Centre (07) 3286 2500**

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**31 Keppell Street, Birkdale**

Covered Area: 157m<sup>2</sup>

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