



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

AGENTS

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

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.

LJ Hooker

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.

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

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

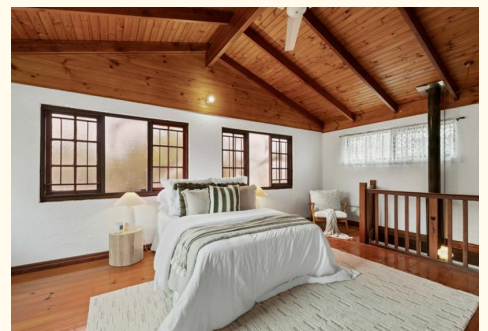
Property ID	BTZ9F2S
Property Type	House
Land Area	405 m2
Including	Air Conditioning Fully Fenced

Rachael Bennett 0401 461 448

Independent Contractor - Rachael Bennett Properties Pty Ltd |
rbennett@ljhpropertycentre.com.au

LJ Hooker Property Centre (07) 3286 2500

152-164 Shore St West, Raby Bay, Brisbane Qld 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au





31 Keppell Street, Birkdale

Covered Area: 157m²



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.