



38 Surman Street East, Birkdale

## MODERN, LOW-MAINTENANCE LIVING —SIMPLY MOVE IN AND ENJOY

Beautifully renovated from top to bottom, 38 Surman Street, Birkdale presents an exceptional opportunity for first home buyers, downsizers and savvy investors looking for a home where all the hard work has already been done.

This stylish low-set residence offers three well-appointed bedrooms and has been thoughtfully updated with a modern, light-filled interior that creates an inviting sense of space and comfort. Every detail has been carefully considered, delivering a fresh, contemporary home that's ready to be enjoyed from day one.

Outside, the manicured landscaping provides outstanding street appeal while offering a low-maintenance lifestyle, giving you more time to relax and enjoy everything this wonderful location has to offer.

Whether you're entering the property market, looking to simplify your lifestyle, or adding a quality home to your investment portfolio, this is a fantastic opportunity not to be missed.

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**FOR SALE**  
Offer Over \$1,150,000

**VIEW**  
Sat 11th Jul @ 9:00AM - 9:30AM

**AGENTS**  
Ming Body  
0418 297 978  
mbody@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**

## Property Highlights:

- Fully renovated low-set home
- Three bedrooms
- Modern, light-filled interiors
- Beautifully manicured gardens and landscaping
- Fresh painted roof
- Low-maintenance living
- " Ideal for first home buyers, downsizers and investors
- " Nothing to do —simply move in and enjoy

**DISCLAIMER:** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by Ming Properties is provided as a convenience to clients.

## MORE DETAILS

Property ID	BUEGF2S
Property Type	House
Land Area	482 m2

### Ming Body 0418 297 978

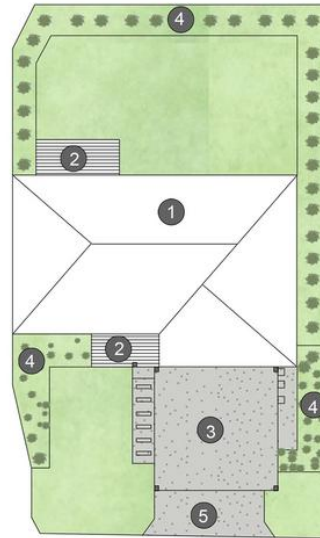
Independent Contractor - Ming Enterprises Pty Ltd |  
mbody@ljhpropertycentre.com.au

### 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



1. Property | 2. Patio  
3. Carport | 4. Garden | 5. Driveway



MING BODY 0418 297 978

38 SURMAN STREET | INTERNAL 112m<sup>2</sup>  
BIRKDALE | EXTERNAL 51m<sup>2</sup>  
TOTAL 163m<sup>2</sup> approx

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.

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