

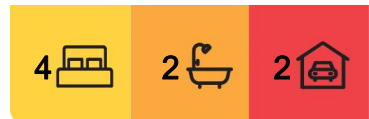


## Birkdale, 39 Lynch Crescent

Modern, Family Living —A Great Bayside Lifestyle

Welcome to 39 Lynch Crescent, Birkdale—a modern oasis nestled in a serene no through road, offering the perfect blend of comfort and convenience for investors and owner-occupiers alike. This meticulously designed 10-year-old residence boasts a harmonious fusion of contemporary architecture and practical living spaces, comprising four bedrooms, two bathrooms, and a double lock-up garage.

Upon entering, you are greeted by a spacious lounge room adorned with a ceiling fan, setting the stage for relaxation and entertainment. The ground floor seamlessly transitions into an open-plan layout, where the heart of the home lies—a fully equipped kitchen featuring sleek stone benchtops, a dishwasher, and a gas hob with an electric oven. Adjacent to the kitchen, the dining and sitting areas provide a versatile space for gatherings and everyday living, complemented by the comfort of a Panasonic air-conditioner.



**For Sale**  
NOW MID \$900K BUYERS

**View**  
Sat 4th May @ 11:00AM - 11:30AM

**Contact**  
**Craig Barnes**  
0424 033 220  
cbarnes@ljhpropertycentre.com.au



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**(07) 3286 2500**

Completing the lower level are two generously sized bedrooms, each equipped with built-in wardrobes and ceiling fans, offering comfortable accommodation for family members or guests. A separate toilet, a main bathroom boasting a separate shower and bath, and a vanity featuring ample storage cater to the convenience of everyday living.

Stepping outside, sliding doors lead to a covered entertaining area, seamlessly extending the living space and offering the ideal al fresco dining and relaxation setting. The fully enclosed backyard provides a haven for children and pets to play freely, ensuring endless enjoyment for the whole family.

A second lounge area awaits upstairs, providing an additional retreat space for unwinding or socialising. The second bedroom boasts built-in wardrobes and a ceiling fan, while the master bedroom exudes luxury with the comfort of air-conditioning, an ensuite featuring a shower, toilet, and vanity with storage, as well as a walk-in wardrobe for added convenience. Positioned on the high side of the street, the master bedroom offers a picturesque outlook, while the lounge room overlooks the serene backyard, creating a sense of tranquillity and privacy.

Beyond the confines of this beautiful abode lies a desirable locale, with proximity to local shopping precincts, parks, and the esteemed Birkdale Golf Course. Access to public transport and train stations ensures effortless connectivity to the broader community, making this property an ideal choice for those seeking comfort and convenience in their everyday lives.

In summary, 39 Lynch Crescent presents a rare opportunity to secure a modern family home in a sought-after location, offering a lifestyle of unparalleled comfort and convenience. Don't miss your chance to make this haven your own-enquire now and experience the epitome of contemporary living firsthand.

At A Glance:

4-bedroom, 2 bathroom contemporary family home  
10 years old, making a great, low-maintenance investment option  
Excellent quality throughout  
Kitchen showcasing stone benchtops and modern appliances  
Multiple living areas across both levels  
Master with ensuite and walk-in robe  
Excellent location close to shops and transport

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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.



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## More About this Property

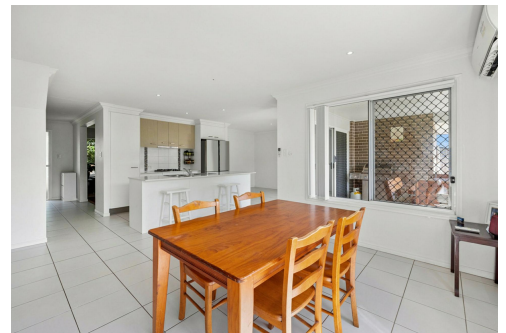
<b>Property ID</b>	BRG7F2S
<b>Property Type</b>	House
<b>Land Area</b>	438 m <sup>2</sup>
<b>Including</b>	Ensuite Outdoor Entertaining

**Craig Barnes 0424 033 220**

Independent Contractor - Craig Barnes Properties Pty Ltd |  
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