



42 Cavell Street, Birkdale

The Ultimate Dual-Living Setup with Side Access, Shed and Walk to Water

If genuine dual living is at the top of your wish list, this is one you won't want to miss. Just moments from the water, this beautifully maintained home delivers an exceptional multigenerational living setup, with five bedrooms, two kitchens and separate living and dining spaces spread across two fully habitable levels.

Perfect for families wanting to bring generations together without sacrificing privacy or independence, the home offers outstanding separation between upstairs and downstairs. Whether it's parents or grandparents, adult children, extended family or guests, each level provides its own comfortable living environment while remaining connected as one home.

The council-certified lower level, with an approved performance solution, is a standout feature, offering two bedrooms, a well-appointed kitchen and generous open-plan living and dining area, with direct access to the covered entertaining space. Combined with the three-bedroom accommodation, kitchen and living spaces upstairs, it's a remarkably flexible layout designed to adapt as your family's

5 2 3

FOR SALE
Inviting Offers

VIEW
Tue 20th Oct @ 5:00PM - 5:30PM

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needs change.

Upstairs, three carpeted bedrooms with built-in wardrobes are complemented by a spacious living area, family bathroom and modern, versatile kitchen. The adjoining dining area flows seamlessly onto an expansive rear deck—an impressive setting for entertaining or simply relaxing while overlooking the backyard.

At the front, a private veranda with full-height decorative screening creates the perfect spot to enjoy a quiet morning coffee.

Outside, the property continues to impress.

An extensive concreted area provides exceptional space for cars, boats, trailers and jet skis, while concreted side access leads directly to a powered double-bay shed with an additional side roller door and pedestrian access—an outstanding setup for tradies, hobbyists, car enthusiasts or anyone needing serious storage.

The beautifully manicured grounds complete the picture, with plenty of usable yard space for children and pets, or the perfect position to add a pool in the future (STCA).

Features include:

- " Genuine dual living across two fully habitable levels
- " Five bedrooms —three upstairs and two downstairs
- Council-certified lower level with approved performance solution
- Two full-sized kitchens
- Multiple living and dining areas
- Excellent separation for multigenerational and extended-family living
- Expansive rear entertaining deck
- Covered ground-floor entertaining area
- Private front veranda with new decorative screening
- Concreted side access
- Extensive off-street parking
- Powered double-bay shed with additional side roller door and pedestrian access
- Single-car garage
- Large laundry
- Excellent accommodation for cars, boats, trailers and jet skis
- Beautifully manicured grounds
- Modern feel throughout and ready to enjoy
- Just moments from the waterfront

Positioned close to the waterfront, Birkdale Fair, Wellington Point and a selection of highly regarded schools, including Wellington Point State High School, Mary MacKillop Catholic Parish Primary School and Redlands College, this is a location that combines everyday convenience with the relaxed Bayside lifestyle.

Homes offering genuine dual living together with this level of vehicle accommodation, side access and shed space are incredibly difficult to find. Whether you're bringing generations together, giving older children greater independence, accommodating extended family or simply looking for a home with the flexibility to change with your family, this property delivers space and options in abundance.

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MORE DETAILS

Property ID	BUM2F2S
Property Type	House
Land Area	582 m2
Including	Deck

Rachael Bennett 0401 461 448

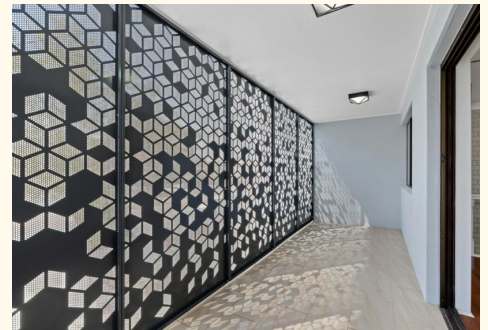
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42 Cavell Street, Birkdale

Covered Area: 285m²



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