



44 Clive Road, Birkdale

## Statement Living. Zero Compromise




This is not just a home, it's a fully realised lifestyle upgrade. 44 Clive Road Birkdale is a step above the rest with uncompromised inclusions and luxuries.

Positioned on a commanding 700sqm block, this completely transformed 4-bedroom, 2-bathroom residence delivers space, sophistication, and serious functionality with secure accommodation for up to 6 vehicles.

Every inch has been meticulously renovated with a clear focus: high-end living without lifting a finger. No corners cut. No expense spared.

At its core, a sleek, designer kitchen featuring a premium SMEG gas cooktop anchors expansive open-plan living, flowing seamlessly to a standout hardwood entertaining deck. The elevated flyover patio and fully equipped outdoor kitchen set the stage for next-level entertaining day or night, all year round.

Inside, expect refined finishes and total comfort. Ducted air conditioning throughout, brand-new flooring underfoot, and LED lighting on dimmers create a polished, ambient environment that

4  2  4 

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 2nd May @ 11:00AM - 11:30AM

**AGENTS**  
Courtney Brown  
0410 232 200  
cbrown@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**

adapts to every occasion.

Premium Features Include:

- 4 bedrooms, including a newly appointed walk-in robe in the oversized master
- " 2 beautifully finished bathrooms
- " car accommodation —rare, valuable, and highly sought-after
- " 9.1kW solar system —efficiency meets future-proofing
- Full ducted air conditioning throughout
- Hardwood deck with elevated flyover patio
- Fully equipped outdoor kitchen for elite entertaining
- Brand new flooring + designer LED dimmable lighting
- Roof fully restored, repointed & repainted
- Driveways professionally resealed for a flawless finish
- Custom made front fence with recessed mailbox, two remote controlled gates for security and privacy

The location perfectly complements the home, with easy walking access to transport, parks and everyday amenities. Positioned in a strong school catchment and close to top private schools, it offers both convenience and appeal. Tingalpa Creek boat ramp is just 900m away, with the waterfront lifestyle of Birkdale, Thorneside and Wellington Point only minutes away. Set in a sought-after bayside suburb, Birkdale continues to attract strong buyer demand.

Turnkey. High-spec. Zero work required.

Homes of this calibre where everything is done to this standard do not last.

Act fast. Inspect immediately. Secure decisively.

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

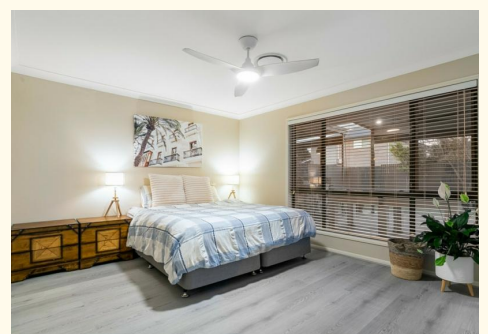
Property ID	BU4EF2S
Property Type	House
House Size	177 m2
Land Area	700 m2
Including	Air Conditioning Outdoor Entertaining Fully Fenced

**Courtney Brown 0410 232 200**

Independent Contractor - All About Selling Pty Ltd |  
cbrown@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



44 Clive Road,  
Birkdale

-  4 Bedrooms
-  2 Bathrooms
-  2 Car Spaces & Carport

**Area Summary**

Internal: 191m<sup>2</sup>  
External: 59m<sup>2</sup>  
Total: 250m<sup>2</sup>  
Land Area: 700m<sup>2</sup>



**ASPECT**

Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements of doors, windows, rooms and other items are approximate. No responsibility is accepted for any error, omission or misstatement.

This plan is provided for illustrative purposes only and should be used as such by prospective purchasers.

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Paynter & Williams

Floor Plan

