



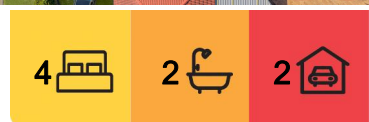
Birkdale, 46 Clive Road

Exceptional Family Living in St James Heights —First Time Ever Offered

Positioned in the prestigious St James Heights Estate, this immaculate family home is being presented to the market for the very first time. Set on a generous 700sqm block with a wide 20-metre frontage, this is a rare opportunity to secure a meticulously maintained property in a tightly held, highly desirable location.

Designed for comfort and lifestyle, the home offers:

- * 4 spacious bedrooms including a huge master suite
- * 2 well-appointed bathrooms
- * 2 separate living areas flooded with natural light
- * Modern kitchen flowing effortlessly to the outdoor entertaining zone
- * A fully covered rear patio, perfect for year-round gatherings
- * Side access and beautifully established gardens



For Sale
Contact Agent

View
By Appointment

Contact
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Disclaimer: 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.

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(07) 3286 2500

Additional features include solar power, a double lock-up garage, and a layout that caters perfectly to families of all sizes.

Enjoy the ease of everyday living with public transport nearby and a school bus stop right at your doorstep. Homes of this calibre, in such a sought-after estate, are rarely offered — and this one presents as new.

Don't miss your chance to secure a home where lifestyle meets opportunity.

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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.

More About this Property

Property ID	BTEUF2S
Property Type	House
Land Area	700 m2

Luke Haggett 0452 629 913

Independent Contractor - Charlexi Pty Ltd | lhaggett@ljhpropertycentre.com.au

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Luke Haggett
REALTY

46 Clive Road, Birkdale



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

Site Plan Legend

- 1. Porch
- 2. Garage
- 3. Driveway
- 4. Alfresco
- 5. Water tank
- 6. Solar Panels
- 7. Clothes Line
- 8. Shed

Paynter & Williams