



## Birkdale, 47 Fullerton Street

Exciting Opportunity in Prime Birkdale Location —812sqm Block with Subdivision Potential (STCA)

47 Fullerton Street, Birkdale

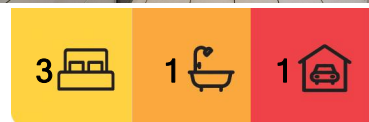
This solid, older-style family home presents an exceptional opportunity for homeowners, investors, or developers to make their mark in one of Birkdale's most desirable neighbourhoods. Set on a generous 812sqm block, this property offers excellent potential, including the option to subdivide (subject to council approval).

Positioned centrally on the block, the home enjoys expansive front and rear yards, providing plenty of space for outdoor living, future extensions, or development opportunities.

### Property Features

\*Master Bedroom —Includes a built-in wardrobe and split-system air conditioning

\*Two Additional Bedrooms —Both feature freestanding wardrobes; one includes air



**For Sale**  
Offers Invited

**View**  
[ljhooker.com.au/BT6SF2S](http://ljhooker.com.au/BT6SF2S)

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**LJ Hooker Property Centre**  
**(07) 3286 2500**

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conditioning

\*Family Bathroom —Spacious and functional with an easy-access shower and integrated toilet

\*Separate Toilet —Conveniently located beside the main bathroom

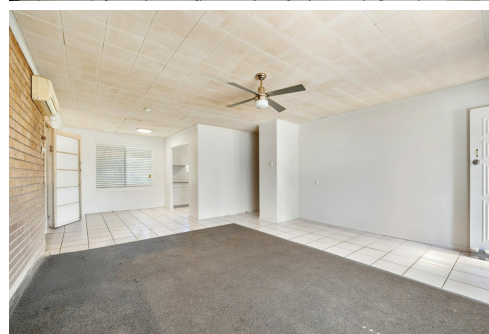
\*Living Area —Open-plan lounge and dining space with split-system air conditioning

\*Kitchen —Updated with stone benchtops, Bosch dishwasher, electric cooktop, and separate oven

\*Laundry —Neatly located off the kitchen for convenience

\*Outdoor Entertaining —Large undercover area, perfect for family gatherings and relaxed outdoor living

\*Parking —Single lock-up garage plus a council-approved carport, providing ample off-street parking



Whether you're seeking a spacious family home to personalise, a long-term investment, or a site with future development potential, 47 Fullerton Street offers flexibility and opportunity in a great location.

Contact us today to arrange your private inspection and explore the potential this property has to offer.

## More About this Property

<b>Property ID</b>	BT6SF2S
<b>Property Type</b>	House
<b>Land Area</b>	812 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining

**Karen Renouf 0413 473 461**

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Total Approx Floor Area: 168m<sup>2</sup>

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

*Team Renouf* **LJ Hooker**  
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