



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
Please Call

View
ljhooker.com.au/BT6SF2S

Contact
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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

Property ID	BT6SF2S
Property Type	House
Land Area	812 m2
Including	Air Conditioning Outdoor Entertaining

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Total Approx Floor Area: 168m²

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.

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