



544 Old Cleveland Road East, Birkdale

## AFFORDABLE LIVING , CONVENIENT LOCATION & SPACIOUS INSIDE...

MORE THAN MEETS THE EYE HERE - STEP INSIDE AND BE IMPRESSED!  
AN INVITING OPEN PLAN LAYOUT FOR FAMILIES WITH A HUGE COVERED ENTERTAINING AREA THE KIDS CAN RIDE BIKES IN.. ITS ALL HERE FOR A NEW OWNER!

- Formal lounge & dining plus huge second living area
- Central kitchen is the heart of the home with good storage and overlooks entertaining area
- 4 bedrooms, master featuring walk-in robe & ensuite
- Double garage with new lighting make a great workshop space too
- Huge covered entertaining area overlooking rear yard for kids & pets to play
- Garden storage shed
- Additional entertaining deck area recently completed - add a spa if you like
- Solar power to help reduce the cost of living
- Ideal for home businesses for signage and exposure.

CONVENIENTLY LOCATED WITH EASY ACCESS TO LOCAL

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.

4  2  2 

**FOR SALE**  
Offers Over \$1.1M

**VIEW**  
By Appointment

**AGENTS**  
Nyree Ewings  
0404 138 785  
newings@ljhpc.com.au

Alex Mitchell  
0418 540 179  
amitchell.cleveland@ljh.com.au

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

 **LJ Hooker**

SCHOOLS, SHOPS AND TRANSPORT - THIS IS GREAT VALUE  
BUYING IN THIS DESIRABLE BAYSIDE LOCATION.

Additional Property Information

Owner Occupied

Rates Approx \$1,160 per qtr incl water

Rental Estimate \$820 to \$850 per week

Built 1995

**MORE DETAILS**

Property ID	BU2EF2S
Property Type	House
Land Area	700 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

**Nyree Ewings 0404 138 785**

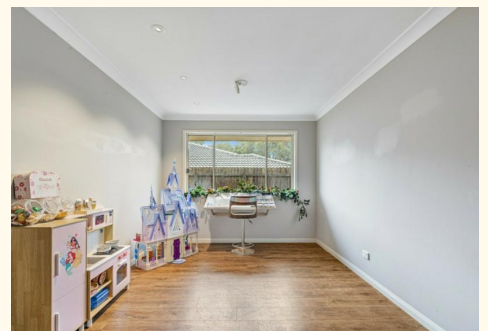
High Performance Agent - Independent Contractor - Nyree Ewings  
Pty Ltd | [newings@ljhpc.com.au](mailto:newings@ljhpc.com.au)

**Alex Mitchell 0418 540 179**

| [amitchell.cleveland@ljh.com.au](mailto:amitchell.cleveland@ljh.com.au)

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

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
[propertycentre.ljhooker.com.au](http://propertycentre.ljhooker.com.au) | [hello@ljhpc.com.au](mailto:hello@ljhpc.com.au)



*Nyree Ewings*



544 Old Cleveland Road East  
**BIRKDALE**

4 Bed | 2 Bath | 2 Car  
HOUSE AREA: 231m<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.

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.

