



6 Cranford Street, Birkdale




## Designer-Renovated Family Entertainer with Pool

This beautifully renovated home perfectly blends sophistication and practicality, offering seamless indoor-outdoor living with modern finishes throughout. With superb street appeal, manicured gardens, and a fully fenced yard, it creates a private and inviting atmosphere. Step inside and be welcomed by a light-filled interior with impressive, elevated cathedral ceilings, with the oak-style flooring uniting all the inviting open-plan living spaces.

The kitchen is the heart of this remarkable home, featuring sleek cabinetry, stone benchtops, quality gold fittings, and ample storage. The generous island includes a stunning waterfall stone benchtop and under-bench storage, which can double as a dining area if desired.

The family bathroom offers a deep bathtub and a spacious shower, beautifully finished with terrazzo tiles and complemented by gold trims.

The master bedroom is a luxurious retreat, complete with its own ensuite featuring an extra-large shower that mirrors the main bathroom. Positioned at the back of the residence, this space offers privacy and tranquillity. The home offers three other well-sized

4  2  3 

**FOR SALE**  
Offers Over \$1,399,000

### AGENTS

Rachael Bennett  
0401 461 448  
rbennett@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**

bedrooms, each with built-in robes, ceiling fans, and ducted air (one bedroom without).

The laundry leads to the pool area through impressive glass doors, featuring ample bench space and additional storage.

Step outside to the spacious back entertaining area, which overlooks the in-ground swimming pool - the ultimate family retreat. The inviting gazebo and fire pit area create the perfect space for summer evenings with friends and family.

For secure parking, there's an extra-large double carport, complete with downlights and a roller door to the boundary (pending installation), plus the added benefit of a single lock-up garage with extra space for a boat or trailer. There's also pedestrian side access on both sides, with one side offering additional trailer parking.

Additional features include:

- Fully renovated inside and out
- Ducted air conditioning
- Downlights throughout
- Solar panels for energy efficiency
- Weatherboard exterior with a modern colour palette
- Elevated ceilings and high-quality finishes
- Fully fenced yard with manicured gardens
- ground swimming pool
- Gazebo with fire pit area

This home is the definition of a high-quality renovation - elegant, practical, and with a seamless flow throughout. It really is impressive. Call exclusive agent Rachael Bennett now to make this home yours.

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

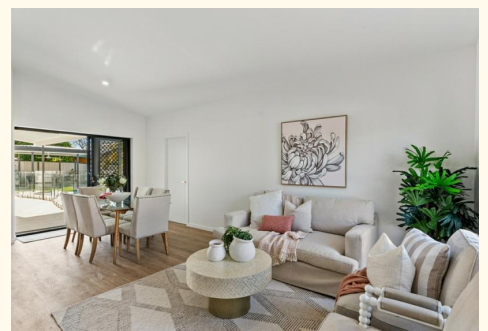
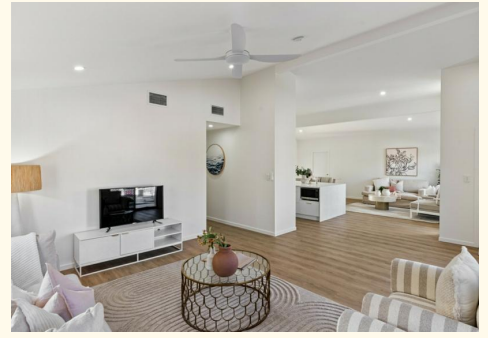
Property ID	BTQVF2S
Property Type	House
Land Area	711 m2
Including	Ensuite Outdoor Entertaining

**Rachael Bennett 0401 461 448**

Independent Contractor - Rachael Bennett Properties Pty Ltd |  
rbennett@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





**6 Cranford Street, Birkdale**

Covered Area: 253m<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.