



69A Barron Road, Birkdale

## Grand Scale Family Living - 28 Squares of Brand-New Luxury

Welcome to 69A Barron Road, Birkdale - a substantial, newly completed lowset residence offering an impressive 28 squares (261m<sup>2</sup>) under roof. Homes of this size in a single-level design are a rare find, delivering the space of a two-storey home without the stairs.

Designed with growing families in mind, this expansive four-bedroom home showcases multiple living zones and a thoughtfully planned layout that allows everyone to spread out in comfort. The generous proportions are immediately evident, with wide open-plan living and dining areas flowing seamlessly to the outdoors - perfect for entertaining or simply enjoying everyday family life without feeling cramped.

At the centre of the home, the oversized kitchen with butler's pantry anchors the space beautifully, offering abundant storage and preparation areas for those who love to cook and host. The bedrooms are genuinely generous - not the "just fits a bed" kind - while the master suite provides the privacy and scale you would expect in a home of this calibre.

With 261m<sup>2</sup> under roof, you're not compromising on space. There's

4  2  2 

### FOR SALE

Offers Over \$1,400,000

### AGENTS

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Jimmy Regan  
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### AGENCY

LJ Hooker Property Centre  
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 **LJ Hooker**

room for the kids, room for guests, room to work from home, and room to breathe.

All of this is positioned in a quiet, highly sought-after pocket of Birkdale, just moments from quality schools, local parks, shops, cafés, public transport and the waterfront. It's the perfect combination of size, style and bayside convenience.

#### Highlights:

- \* Impressive 28 squares (261m<sup>2</sup>) under roof
- \* Brand new build —just completed
- \* Expansive single-level design with multiple living areas
- \* 4 genuinely generous bedrooms
- \* Luxurious master suite
- \* 2 modern bathrooms
- \* Oversized kitchen with butler's pantry
- \* Double lock-up garage (epoxy flooring)
- \* Excellent indoor/outdoor flow for entertaining
- \* Side access & gate
- \* Prime Birkdale location close to schools, shops, transport & waterfront
- \* Move-in ready with nothing to do

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	BTZSF2S
Property Type	House
Land Area	710 m2
Including	Outdoor Entertaining

#### **Bruce Hutchison 0403 245 556**

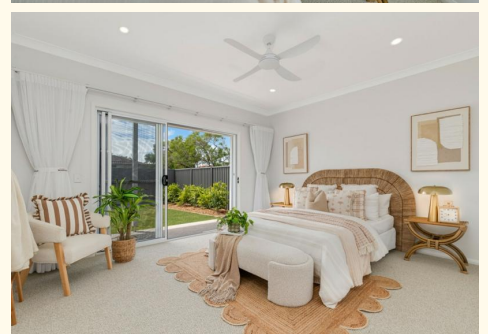
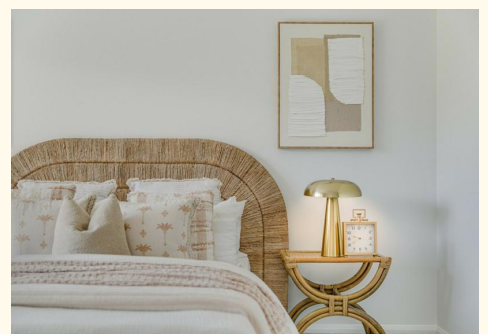
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69a Barron Road,  
Birkdale

-  4 Bedrooms
-  2 Bathrooms & Powder Room
-  2 Car Spaces & Driveway

**Area Summary**

Internal: 225m<sup>2</sup>  
External: 36m<sup>2</sup>  
Total: 261m<sup>2</sup>

Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements of doors, windows, rooms and other items are approximate. No responsibility is accepted for any error, omission or misstatement.

This plan is provided for illustrative purposes only and should be used as such by prospective purchasers.

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**Paynter & Williams**

Floor Plan

