

## Birkdale, 9 Bovington Street

When location counts and space matters

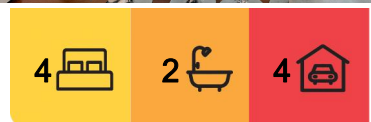
This substantial 2 storey home is ideally located on an elevated 900m2 block at the end of a cul de sac, surrounded by quality homes. The block is subdividable or has room for a second dwelling. The first floor open plan living and stylish kitchen with lovely timber floors flows seamlessly to expansive decks at the front and back of the property enjoying privacy and leafy outlooks with water glimpses. Completely self-contained downstairs living enjoys a separate kitchen, large rooms and an outdoor alfresco area offering flexibility for the extended family or subletting.

This charming home offers seclusion, space and flexibility —a must to inspect!

### First Floor

\*Open plan kitchen, dining and lounge with timber floor flowing to large, private front and back decks.

\*Central kitchen with stone benchtops and breakfast bar, electric oven, gas cooktop and



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/BTA9F2S](http://ljhooker.com.au/BTA9F2S)

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heaps of storage.

\*4 large bedrooms —2 with built ins, 2 with air conditioning

\*Large, renovated family bathroom and separate toilet.

Ground floor

\*Open plan living room with 3 adjoining "multi purpose rooms —all with built ins and two air conditioning units

\*Separate kitchen with electric oven and gas cooktop, doors to the garden and alfresco area.

\*Bathroom with shower, toilet and vanity.

\*Large double door entryway

Extras include solar hot water, lots of storage, fans, security screens, neutral colour palette throughout.

Oversized garage with laundry to the rear

3 car carports plus loads of off-street parking

Generous side access —ideal for a caravan or boat.

Fully fenced, elevated, subdividable 900m2 block with 22.2m street frontage.

Landscaped gardens with garden pond/water feature and secluded lawn surrounded by mature shrubs.

Ideally located at the end of a whisper quiet cul de sac, surrounded by quality homes.

Walking distance to schools, shops, train, restaurants and the waterfront esplanade.

Call now to book an inspection and become part of this tightly held community at one of the Bayside's best addresses.



## More About this Property

<b>Property ID</b>	BTA9F2S
<b>Property Type</b>	House
<b>Land Area</b>	900 m2
<b>Including</b>	Outdoor Entertaining

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## 9 Bovington Street, Birkdale

Total Approx Floor Area: 451m<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.

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