



## Birkdale, 9 Maud Street

Build your dream on me!

This 1,376m<sup>2</sup> block with full brick home and large shed is located in a popular residential area close to local amenities and transport links. With heaps of potential for subdivision and or renovation the possibilities are endless...

\*2 storey solid brick and tile home. Upstairs are 3 bedrooms, open plan living/dining, kitchen and family bathroom with separate toilet. Polished timber floorboards. Rumpus room, internal staircase, second toilet, laundry and 2 car garage downstairs.

\*Sizeable shed with power

\*Side access.

\*1376m<sup>2</sup> block with 20m street frontage.

\*Ideally located close to Birkdale Fair shopping centre, local cafes and restaurants, waterfront walkways and parkland, the train station and local schools this is a rare opportunity to secure an exceptional property in a highly desirable bayside community.

3

1

2

**For Sale**

Offers Invited

**View**

By Appointment

**Contact**

**Karen Renouf**

0413 473 461

krenouf@ljhpropertycentre.com.au

**Ian Shortell**

0413 155 224

ishortell@ljhpropertycentre.com.au



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

**Disclaimer:** 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.

Call now for more information and to book your private inspection.

## More About this Property

<b>Property ID</b>	BTBVF2S
<b>Property Type</b>	House
<b>Land Area</b>	1376 m2

### Karen Renouf 0413 473 461

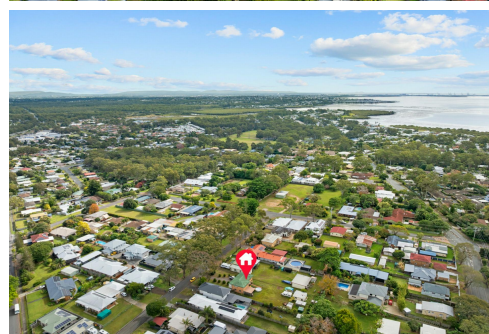
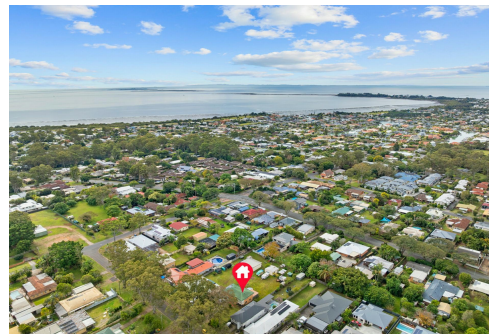
High Performance Agent - Team Renouf Properties Pty Ltd at LJH Property Centre  
| krenouf@ljhpropertycentre.com.au

### Ian Shortell 0413 155 224

Team Renouf Properties Pty Ltd | ishortell@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



**Disclaimer:** 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 Property Centre**  
**(07) 3286 2500**