

Birkdale, 11/14-22 Mary Pleasant Drive

OVERSIZED & PRIVATE - CLOSE TO THE BAY & SHOPS

Welcome to 11/14-22 Mary Pleasant Drive, Birkdale - a well-maintained and generously sized townhouse positioned in a quiet and sought-after complex. Offering three spacious bedrooms, two bathrooms plus an extra toilet, and a secure garage, this property presents an ideal opportunity for families, downsizers, or investors seeking comfort and convenience close to the bay.

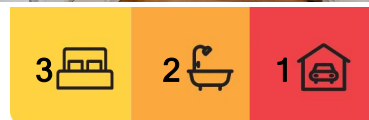
Property Highlights

Living & Comfort:

- *Three spacious bedrooms, including a massive master and queen-sized guest rooms
- *Two well-appointed bathrooms, plus an additional powder room (three toilets total)
- *New ceiling fans installed in two bedrooms
- *Air conditioning in the master and living area for year-round comfort



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.



For Sale
\$799,000+

View
By Appointment

Contact
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LJ Hooker Property Centre
(07) 3286 2500

*Polished hardwood flooring throughout

Kitchen & Utilities:

*Well-maintained kitchen with quality appliances and functional layout

*Separate internal laundry

*Deck fully replaced in November 2024

Outdoor Features:

*Covered outdoor deck for relaxed entertaining

*Fully fenced yard, ideal for children and pets

*Positioned within a peaceful and leafy complex

Additional Features:

*Owner occupied

*Single lock-up garage

*Body corporate fees: approx. \$920 per quarter

*NBN Fibre to the Premises (FTTP) connection

Prime Location

Ideally located in the heart of Birkdale, this home offers:

Education:

*4 min drive to Birkdale State School

*6 min drive to Birkdale South State School and Redlands College

Lifestyle & Recreation:

*3 min drive to Birkdale Fair Shopping Centre

*5 min drive to the Birkdale foreshore and scenic walking paths

Transport & Convenience:

*5 min drive to Birkdale train station

*Easy access to Wellington Point, Cleveland, and Capalaba shopping precincts

Additional Information:

* Vacant

* NBN Ready

* Rates: Approx \$752.59 Per Quarter

* Rental Appraisal: \$720 Per Week

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.



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More About this Property

Property ID	BTDMF2S
Property Type	Townhouse
House Size	240 m2
Land Area	254 m2
Including	Air Conditioning Deck

James Carmichael 0408 455 771

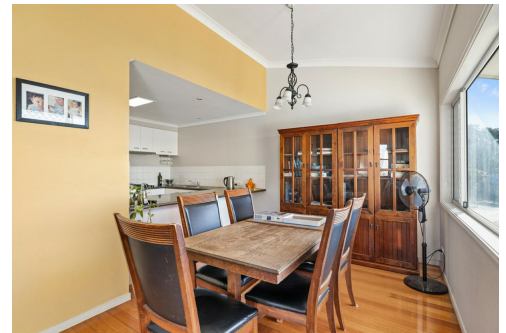
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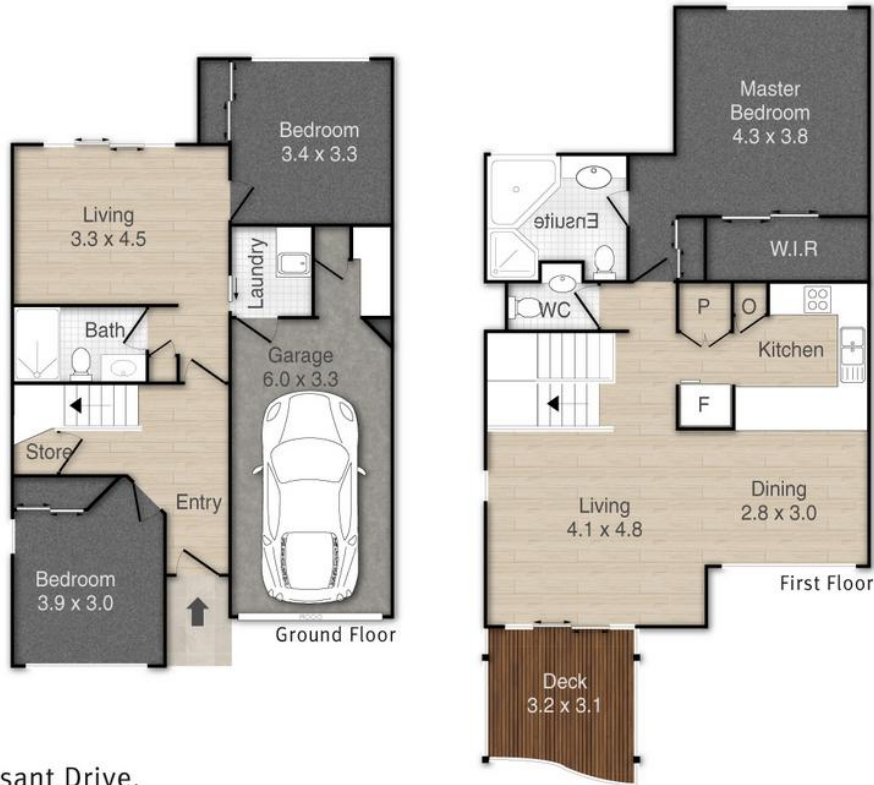
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Birkdale

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